

# Birch Run Station



This aerial map illustrates a commercial corridor in Charlotte, North Carolina, bounded by I-694 to the north and Beam Ave to the south. The map is overlaid with numerous logos of local businesses and commercial establishments, indicating a high density of retail and service centers. Major roads shown include I-694 (73,000 vpd), White Bear Ave (31,000 vpd), and Beam Ave (15,000 vpd). A yellow rectangular box highlights a specific area in the lower-left quadrant, near St. John's Hospital and Beam Ave, which contains several commercial buildings and parking lots. The map also shows a mix of commercial buildings, parking lots, and some green spaces.

**Major Roads and Traffic Volume:**

- I-694: 73,000 vpd
- White Bear Ave: 31,000 vpd
- Beam Ave: 15,000 vpd

**Commercial Establishments and Businesses:**

- Top Left:** Sams Club, planet fitness, Aspen Dental, Great Clips, Starbucks.
- Top Center:** slumberland, BEST BUY, SalonCentric, CARPET KING, DSW, Office Max, KinderCare, Toys 'R Us, OSAKA, CAPTAIN JACK'S, Arby's, WEDDING DAY, BAKERS SQUARE, at&t, BERRY'S, Party City, HOBBY LOBBY.
- Top Right:** verizon, MATTRESS FIRM, CARSON'S, BAKERS SQUARE, at&t, BERRY'S, Party City, HOBBY LOBBY.
- Center:** KOHL'S, JCPenney, Sears, Applebees, JCF, BREMER, IHOP, Red Lobster, Walgreens, MCM, Michaels, HOME BOOKS, ALDI, PETCO.
- Bottom Left:** St. John's Hospital, Burlington, JOANN, home depot, choice, DOUGLAR TREE, HealthEast, McDonald's, Marshalls, Jake's, Jiffy Lube, WEDDING DAY, BAKERS SQUARE, at&t, BERRY'S, Party City, HOBBY LOBBY.
- Bottom Center:** Metro Transit, chilis, at&t, Dental, noddies, Premier Banks, us bank, OUTBACK, Kona Ice, Citi, Vantage.
- Bottom Right:** MCM, Michaels, HOME BOOKS, ALDI, PETCO, Party City, HOBBY LOBBY.

**Highlighted Area (Yellow Box):**

- St. John's Hospital
- Beam Ave
- 15,000 vpd
- Commercial buildings and parking lots

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# BIRCH RUN STATION

Beam Ave & Southlawn Dr | Maplewood, MN 55109

## SITE INFORMATION

Location.....SEQ Beam Ave & Southlawn Dr | Maplewood, MN 55109  
Description .....Community Center Retail  
Center GLA.....278,347 SF

## FEATURES

- › Located adjacent to Maplewood Regional Mall
- › Junior box opportunity
- › Co-tenants include Marshal's, Herberger's, Burlington and JoAnn

## FOR LEASE

- › Suite 1719 - 22,294 SF
- › Suite 1737A - 11,285 SF
- › Suite 1723A - 12,600 SF
- › Suite 1731F - 27,005 SF (Leased but Available)

## SITE PLAN

SUITE	TENANT	SQ FT
1715A	Bamboo Restaurant	3,008
1715D	Liberty Oxygen & Home Care	1,195
1715E	Miracle Ear	1,374
1717A	Catherines Store	5,001
1717A	Marshalls	27,000
1719	Available	22,294
1721A	Lakeshore Learning	7,260
1721B	Home Choice	6,526
1723A	Available	12,600
1727A	AAA Minnesota/Iowa	3,062
1727B	Yahweh Laundry	2,240
1727C	Sally Beauty	1,788
1727D	America's Best Eyeglasses	3,269
1727E-F	Dollar Tree	12,897
1729A	Burlington Coat Factory	50,000
1731B	Octapharma	12,113
1731F	Herberger's Outlet (Leased but Available)	27,005
1735A	ApplianceSmart	24,310
1737A	Available	11,285
1741A	Jo-Ann Stores	44,992
		278,347



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,915	67,747	163,670
Median HH Income	\$77,744	\$74,500	\$71,510
Average HH Income	\$95,099	\$91,015	\$89,156

\*Source: PCensus 2015

## TRAFFIC COUNTS

Beam Avenue..... 15,000 cars per day

Southlawn Dr..... 7,700 cars per day

\*Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars

## 2017 EST. EXPENSES PSF:

\$3.53 per square foot CAM

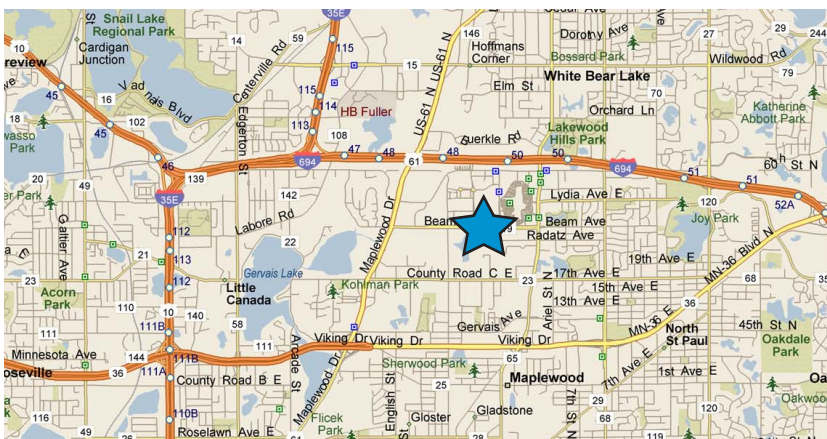
\$4.49 per square foot Tax

\$0.20 per square foot Insurance

**\$8.22 per square foot Total**

## AREA TENANTS

- > Macy's
- > Sam's Club
- > Toys "R" Us
- > Burlington
- > Michael's
- > LA Fitness
- > HealthEast
- > Kohl's
- > JCPenney
- > DSW
- > Jo-Ann
- > Best Buy
- > Sears
- > St. John's Hospital
- > Costco
- > Hobby Lobby
- > Marshall's
- > Herberger's
- > Cub Foods
- > Ashley Furniture
- > Barnes and Noble





For Lease >

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