

FOR LEASE >

Birch Run Station

Beam Ave & Southlawn Dr | Maplewood, MN 55109



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BIRCH RUN STATION

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SITE INFORMATION

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

FEATURES

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

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- › Suite 1719 - 22,294 SF
- › Suite 1737A - 11,285 SF
- › Suite 1723A - 12,600 SF
- › Suite 1731F - 27,005 SF

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	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

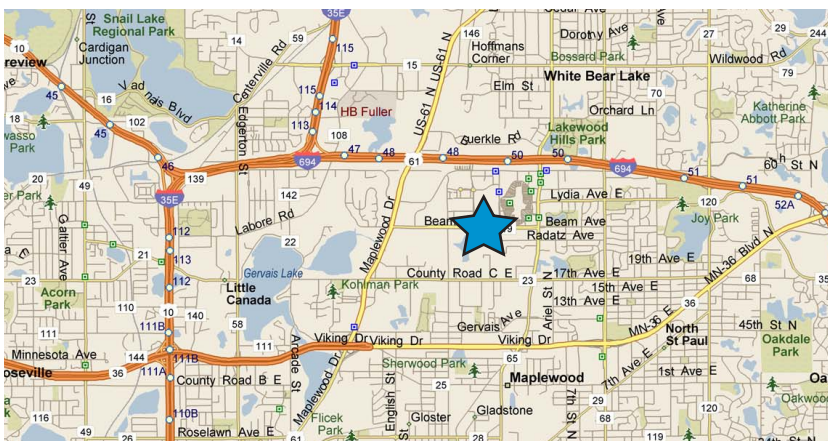
\$4.49 per square foot Tax

\$0.20 per square foot Insurance

\$8.22 per square foot Total

AREA TENANTS

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



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