

FOR LEASE > RETAIL SITE

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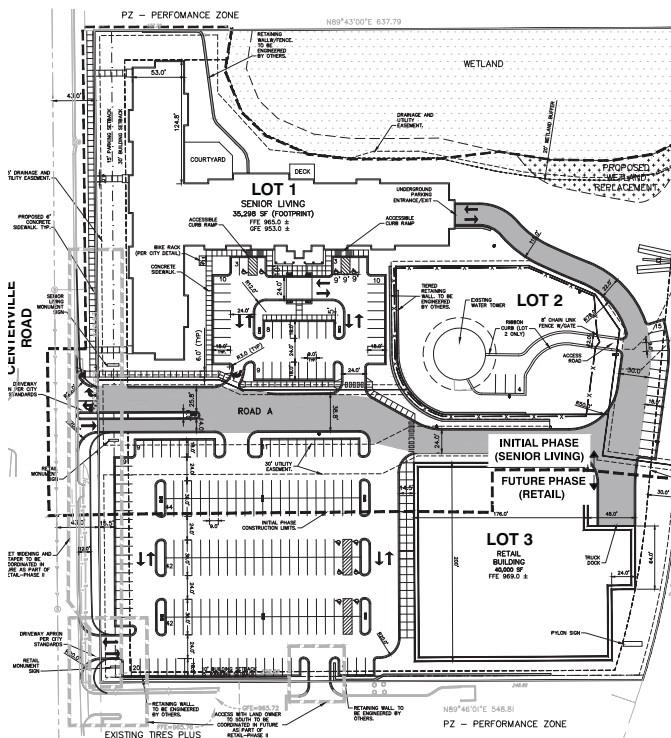
PARTNER X TEAM  
INTERNATIONAL

# Water Tower Crossings

4650 CENTERVILLE ROAD, WHITE BEAR LAKE, MN



## Site Plan



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## Site Information

**Location:** 4650 Centerville Road, White Bear Lake, MN 55110  
**Description:** Mixed Use Development - Office/Retail/Senior Housing  
**Building Sizes:** 40,000 SF Retail  
 35,298 SF Senior Living (112 units)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	5,926	38,716	112,158
Median HH Income	\$64,734	\$72,791	\$73,466
Average HH Income	\$93,775	\$100,030	\$96,607

### TRAFFIC COUNTS:

- > Centerville Road 11,900 vehicles per day
- > I-35E 55,000 vehicles per day
- > CR 96 31,500 vehicles per day

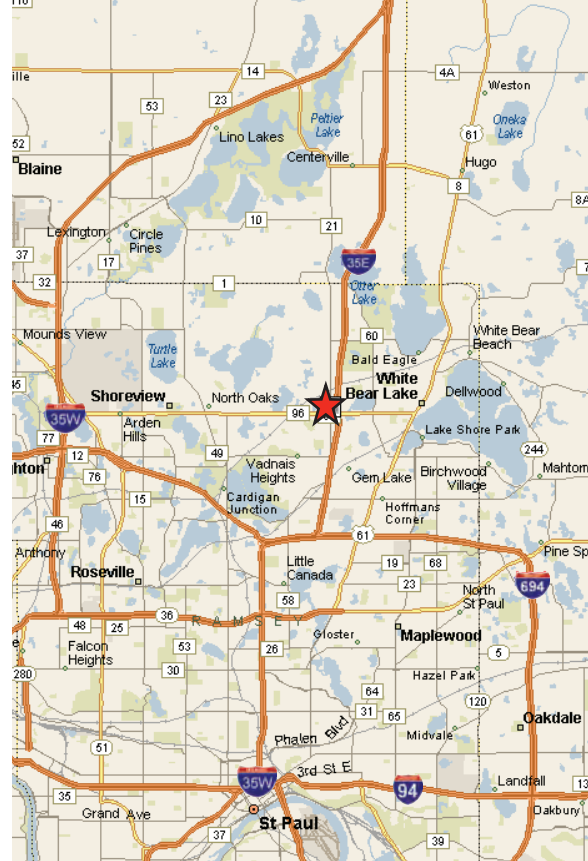
\* MNDOT Vehicles Per Day

### AREA TENANTS:

- > Cub Foods
- > Walgreens
- > Tires Plus
- > McDonalds
- > Jimmy Johns
- > Burger King
- > Caribou Coffee
- > Holiday Station Store
- > Culver's

### COMMENTS:

40,000 SF retail project with adjoining 112 unit senior housing. Located at the main interchange in the heart of the White Bear Lake retail shopping center area.



## Contact Us

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