

RETAIL SPACE FOR LEASE

302 5th Ave NE, Brainerd, MN 56401

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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Features

Large Retail Space For Lease.

Locate or expand your retail or office-service business to the busy Hwy 210 (Washington Street) corridor in East Brainerd. This highly visible, easily accessible location

provides an attractive opportunity for you to operate in a thriving commercial neighborhood with synergistic businesses such as Dairy Queen, McDonalds, Anytime Fitness, Cub Foods, Dollar Tree and many more. Enjoy large open retail space, storage space with two loading docks, plus mezzanine office space.



Address: 302 5th Ave NE, Unit 3A, Brainerd, MN 56401

Directions: From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - East on Hwy 210 - North on 5th Ave NE - East on C Street NE - North into Parking Lot of Property

Lease Space:
Unit 3A: 13,359 sq. ft. Total
Main Level: 11,897 sq. ft.
Upper Level East: 1,462 sq. ft.
Upper Level West: 840 sq. ft. "Bonus Room" Not Included in Total Square Footage

Lease Rate: \$8.00/sq. ft. Triple Net

Estimated 2023 Operating Expenses: \$2.03/sq. ft./Year Total

Association Dues: \$0.97/sq. ft./Year
Taxes: \$1.06/sq. ft./Year

Water & Sewer: City

Heating: Natural Gas Forced Air & Radiant Ceiling Mounts

Cooling: Central Air

Continued on next page.

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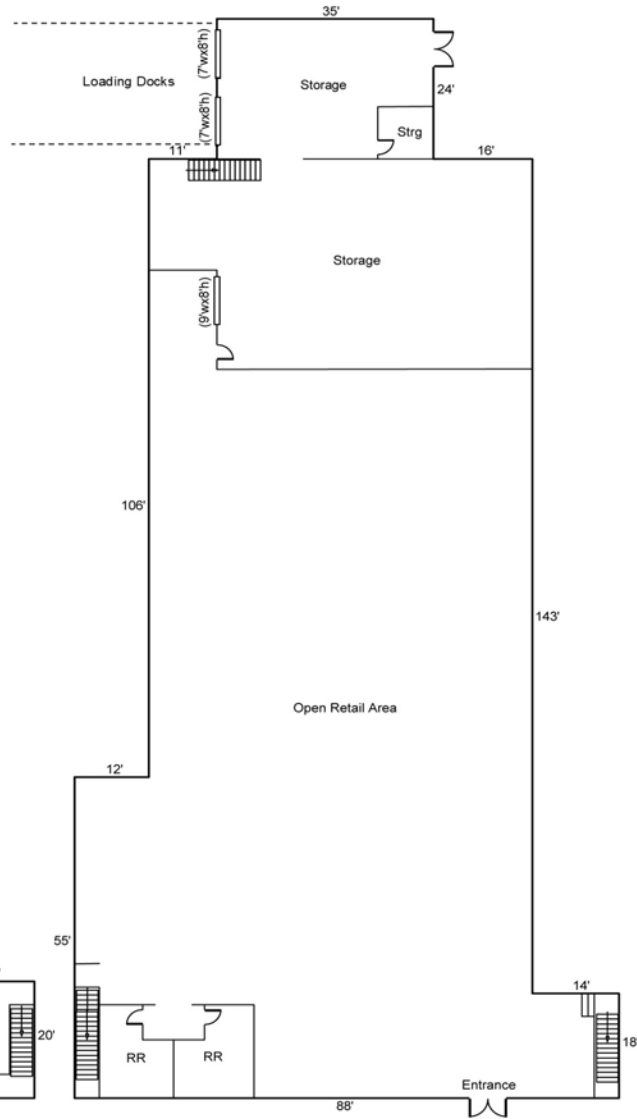
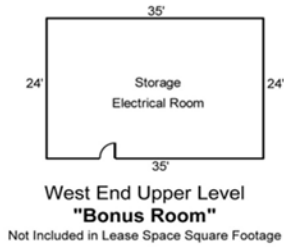
Features

Electric:	800 Amps
Lighting:	Fluorescent
Year Built:	1985
Construction:	Wood Frame
Foundation:	Concrete Block
Roof:	Flat Rubber Membrane
Exterior:	Stucco
Ceiling Height:	Main Level: 16' Upper Level: 8'
Overhead Doors:	2 (7' W x 8' H) Exterior at Loading Docks 1 (9' W x 8' H) Interior
Loading Docks:	2 (54" H)
Sprinkled:	Yes
Bathrooms:	Main Level: 2 Multi-Stall Upper Level: 2 Single-Stall
Parking:	Large Shared Paved Parking Lot
Zoning:	GC - General Commercial
PID#:	41191905
Legal Description:	Unit 3A & und 36.449% int in Common Elements (Common Element 41190509) Market Addn 2nd Amnd CIC #1126
Adjoining Tenants:	Brainerd Glass & Anytime Fitness
East Brainerd Mall Businesses:	North Center: Cub Foods, Four Seas Super Buffet, Dollar Tree, Lutheran Social Services, Greater Minnesota Family Services, Habitat for Humanity, Subway, Caribou and Health First Chiropractic; South Center: Deerwood Bank, Great Clips, Tobacco Den, Verizon and Sunburst Memorials
Neighboring Businesses:	Neighboring businesses include Beauty Works Salon, Dairy Queen, Little Farm Market, Goodwill, Cashwise Liquor, McDonalds, Speedway, Shannon's Auto Body, Taco Johns, Jimmy Johns, Starbucks, plus numerous others.

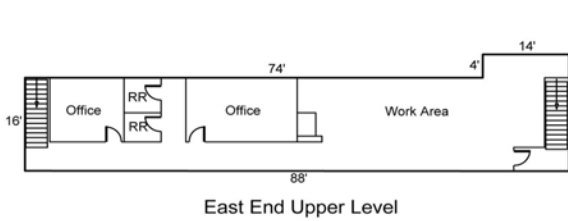
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Floor Plan



* Floor Plan Shows Interior Measurements.



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Photos



Retail Center Containing Unit 3A



Unit 3A



Front Open Retail Area



Front Open Retail Area Restrooms & Stairs



Front Open Retail Area



Front Open Retail Area

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Front Open Retail Area



Front Open Retail Area



Doors to Middle Storage Room



Middle Storage Room



Middle Storage Room



Back Storage Room

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Overhead Doors in Back Storage Room



Loading Docks to Back Storage Room



Stair to Upper Level East



Upper Level East: Work Area



Upper Level East: Office



Upper Level East: Office

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Aerial Photo



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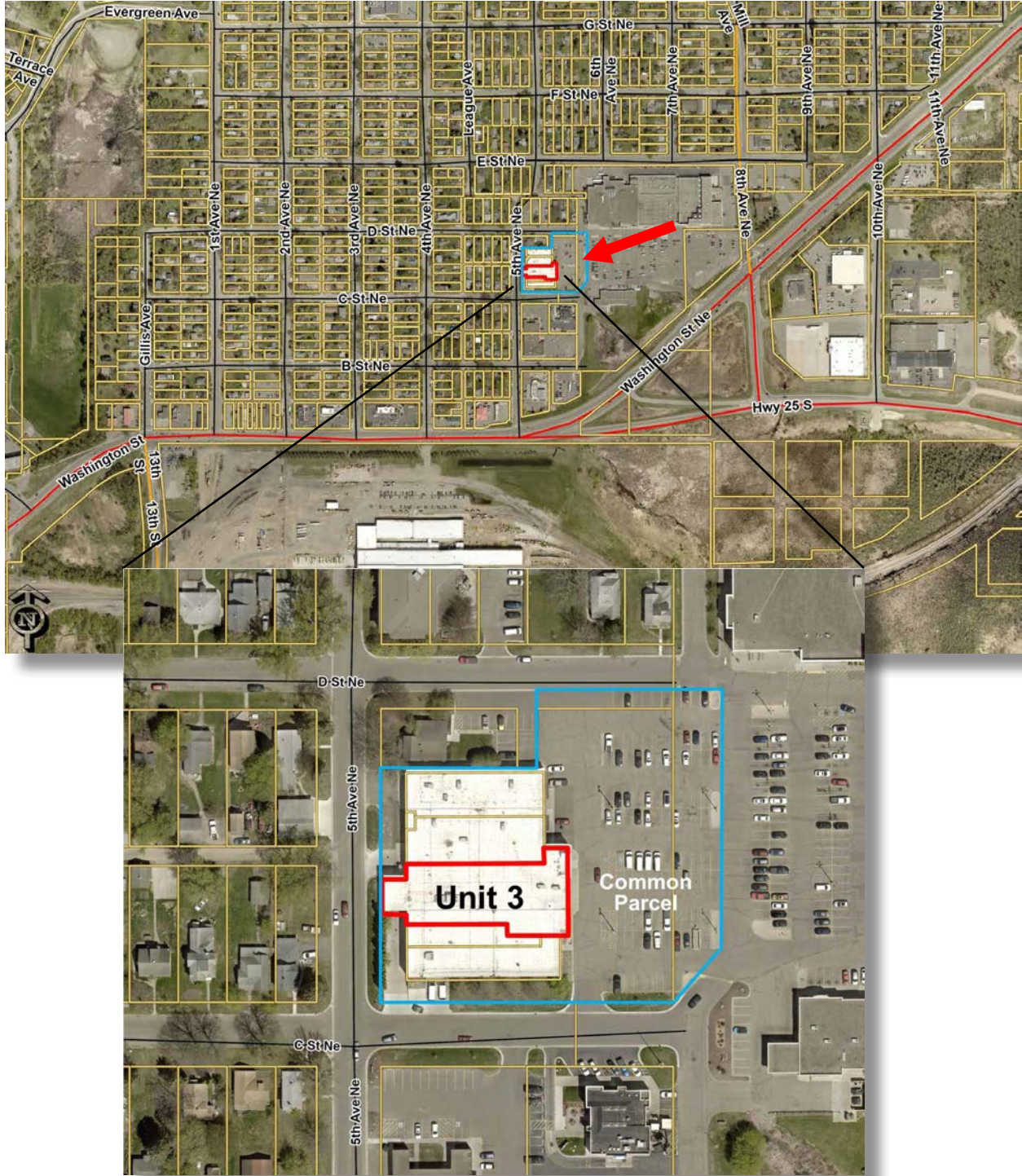
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Section Aerial



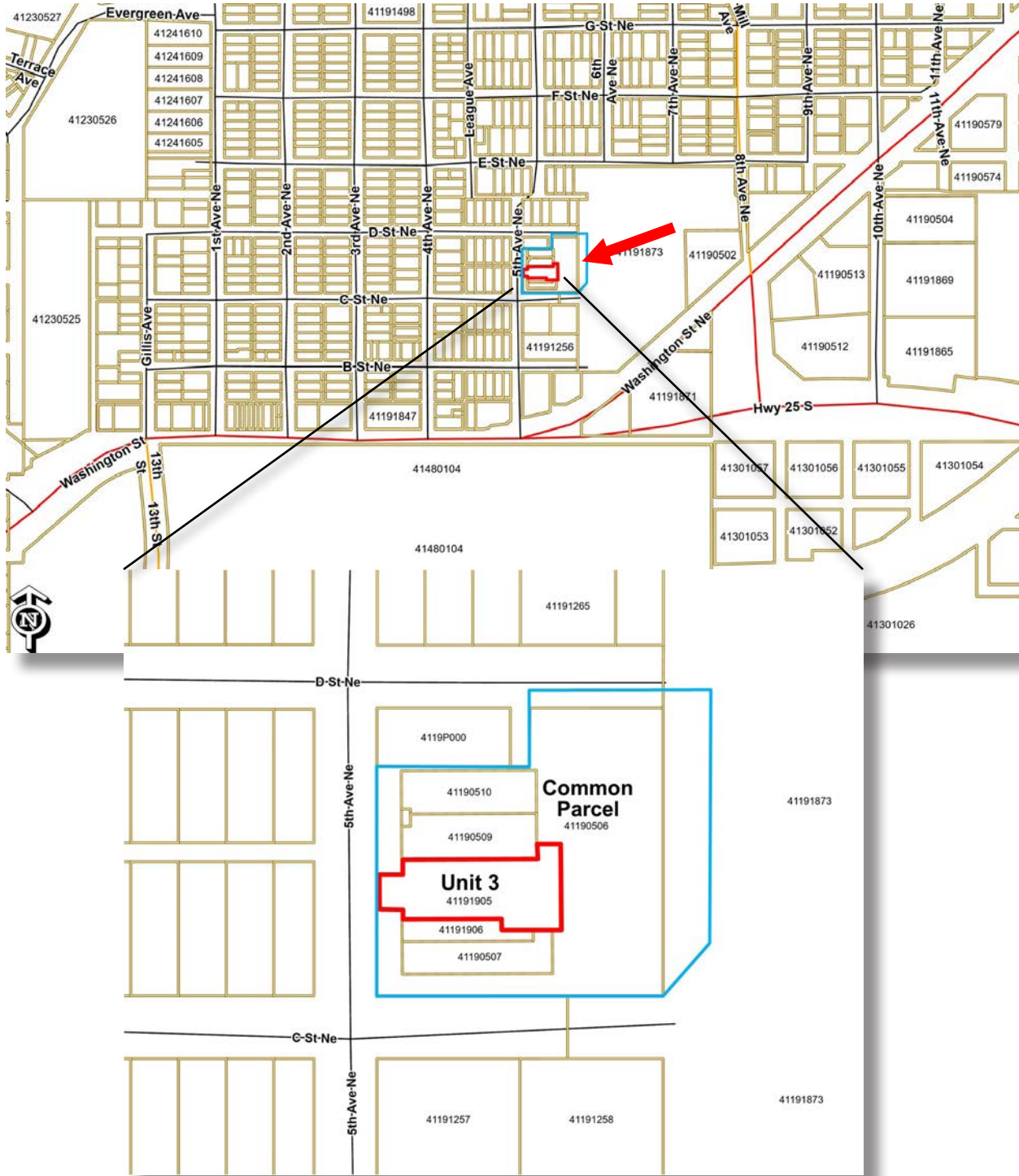
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Section Map



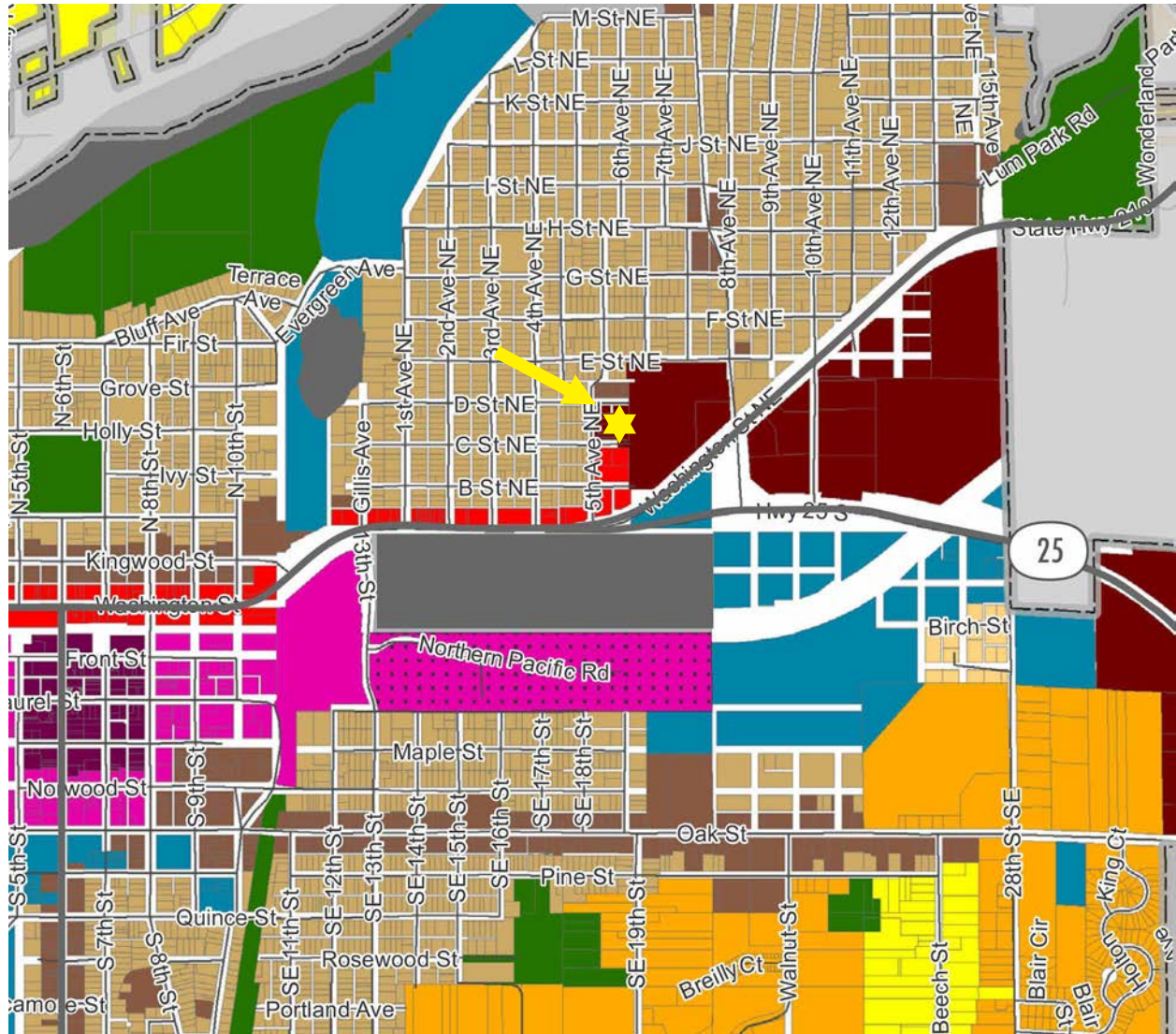
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GC - General Commercial



Zoning Districts

- | | | |
|------------------------------------|-----------------------------------|----------------------------|
| Rural Living 1 (RL-1) | General Commercial (GC) | Main Street (MS) |
| Rural Living 2 (RL-2) | Commercial Corridor (CC) | Makers and Employment (ME) |
| Garden Living (GL) | Traditional Neighborhood 1 (TN-1) | General Industrial (GI) |
| Contemporary Neighborhood 1 (CN-1) | Traditional Neighborhood 2 (TN-2) | Public/Semi-Public (PSP) |
| Contemporary Neighborhood 2 (CN-2) | Town Center (TC) | Park (P) |

Overlay

- | |
|---|
| Brook Street Industrial Overlay (BSI-O) |
| Manufactured Housing Overlay (MH-O) |
| Northern Pacific Center Overlay (PUD) |

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Zoning Description

515-2-13 General Commercial (GC)

Purpose of General Commercial Zoning District. The purpose of the GC District is to allow more intensive commercial uses that require the primary street network for access and circulation.

Permitted Uses. See Appendix A: Table of Uses.

GC Zoning District Dimensional Standards. Table 515-2-13.1 identifies the Dimensional Standards for Principal and Accessory Structures.

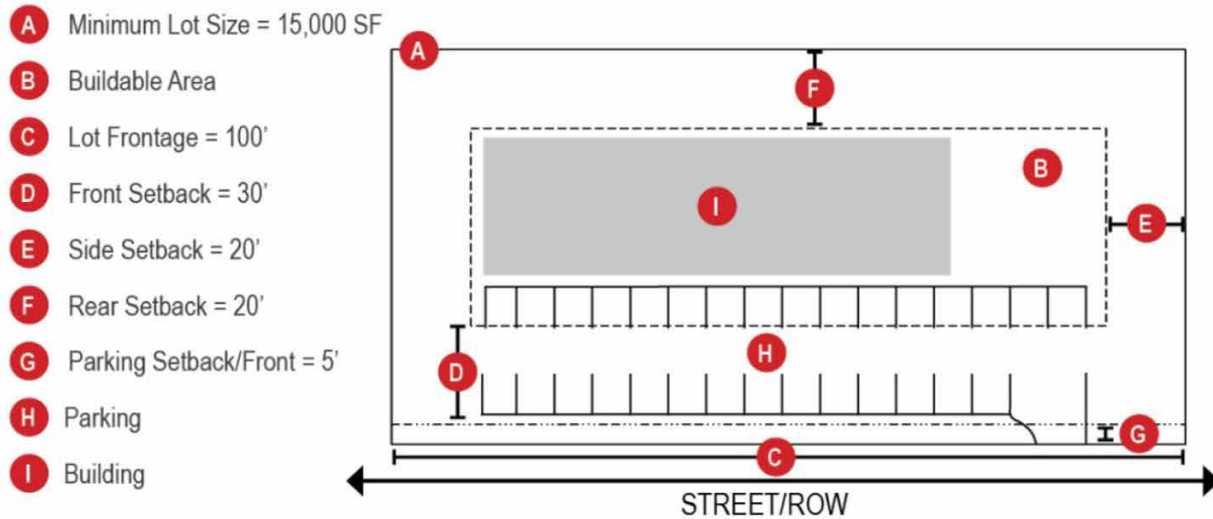
Table 515-2-13.1. GC Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
A	Lot Size (minimum)	15,000 SF
B	Buildable Area (minimum)	Outside all setbacks
C	Lot Frontage on All Roads (minimum)	100'
Principal Building Setbacks		
D	Front Yard Setback (minimum)	30'
E	Side Yard Setback (minimum)	20'/30' corner
F	Rear Yard Setback (minimum)	20'
Accessory Building Standards		
	Location	Rear 50% of lot
	Side Yard Setback (minimum)	0'
	Rear Yard Setback (minimum)	0'
	Size (maximum)	500 SF
	Number (maximum)	1
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	90%
	Height (maximum) See Section 515-4-3	35'
Other Standards		
G	Parking Setback/Front (minimum)	5'

Continued on next page.

Zoning Description

Figure 515-2-13.1. GC Density and Lot Dimensional Standards Diagram



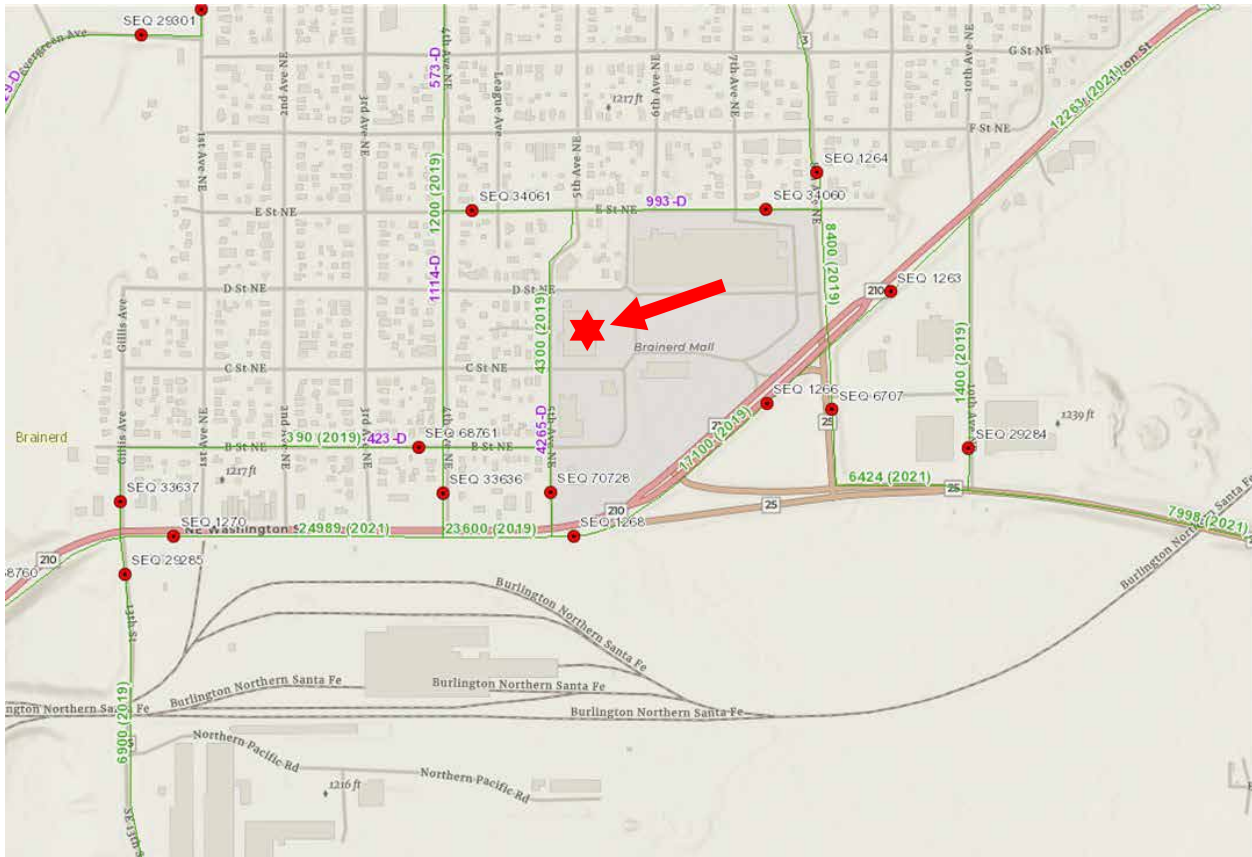
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Counts from MNDOT

Traffic Counts

Traffic Counts: 12,263 (2021) - 24,989 (2021) on Hwy 210 (Washington Street), 4,300 (2019) on 5th Ave NE, 8,400 (2019) on 8th Ave NE and 1,100 (2019) on E Street NE



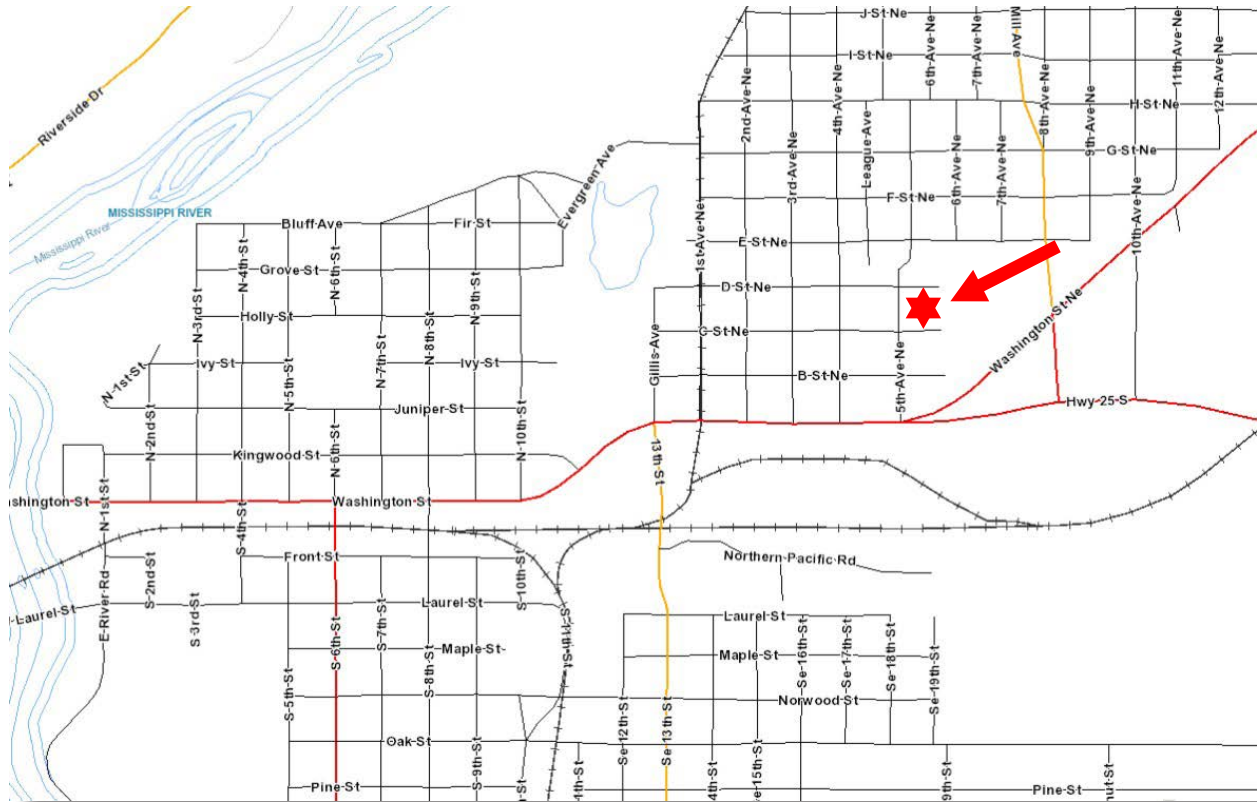
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Location Map



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Trade Area 2023 Population (Includes the following counties):

Crow Wing County	67,515
Cass County	31,064
Total Trade Area Population	98,579

2023 Population:

Baxter	9,085
Brainerd	31,623

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2023-2028:

Crow Wing County	0.30%
Brainerd	0.37%

Households in 2023:

Crow Wing County	28,623
Brainerd	13,033

2023 Median Household Income:

Crow Wing County	\$67,281
Brainerd	\$63,898

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County in 2022:

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden's Resort
- Cragun's Resort
- Walmart
- Ruttgers Bay Lake Resort
- Cub Foods/Super Valu (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

Leading Employers Cont.:

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- BTD
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

Continued on next page.

Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Birch Bay
Boyd Lodge
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Kavanaugh's
Lost Lake Lodge
Maddens
Manhattan Beach Lodge
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Ashley Furniture
Auto Zone
Best Buy
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Dick's Sporting Goods
Discount Tire
Dollar Tree (2)
Dondelinger
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Home Depot
Home Goods
Hobby Lobby
Jiffy Lube

Major Retailers Continued:

Kohl's
Menards
Michaels
PetSmart
Planet Fitness
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ulta Beauty
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
Antler's
Applebee's
Arby's
B-Merri
Baia Della Italian Kitchen
Bar Harbor
Baxter's
Black Bear Lodge & Saloon
Blaze Pizza
Blue Oyster
Boulder Tap House
Breezy Point Marina
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (4)
Char
China Garden
Chipotle
Coco Moon
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Diamond House
Domino's Pizza (3)

Restaurants/Fast Food Continued:

Dough Bros.
Dunmire's (2)
El Tequila
Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Ippin Ramen & Sushi
Jack's House
Jersey Mike's
Jimmy John's
Jr's No. 19 BBQ
KFC
Little Caesar's
Loco Express
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Senor Patron
Sherwood North
Slice on Oak
Starbucks (3)
Subway (4)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
Timberjack
Wendy's (2)
Ye Ole Wharf

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Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. _____
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. _____ page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

MN-AGCYDISC-2 (8/14)

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Contact

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