



RICE
REAL ESTATE
SERVICES

**RETAIL
FOR LEASE**

Division Street Retail

18 – 15th Avenue South | St. Cloud, MN 56301
2,200 SF

\$14 PSF Net | \$6 PSF CAM



Property Location:

Division Street Retail is located directly off of Division Street, St. Cloud. Property is within walking distance to Downtown St. Cloud. High visibility, heavy traffic counts and strong demographics make this an outstanding location for a business.

Property Demographics:

	1 mile	3 mile	5 mile
2017 Population	14,483	67,077	99,712
Avg. Income HH	\$46,521	\$57,022	\$61,429
Average Age	39	36	36
Med. Home Value	\$135,411	\$151,226	\$156,271

Property Description:

Available for lease is one suite totaling 2,200 SF. The space is currently suited for a professional office with multiple conference rooms, individual work areas, and private restrooms. Pylon signage available along Division Street. Other tenants at the property include AllState Insurance, PSSI, WingNut Tattoo and Classic Image Salon.



FOR MORE INFO: RICEPROPERTIES.COM | 320.291.9297

CONTACT:

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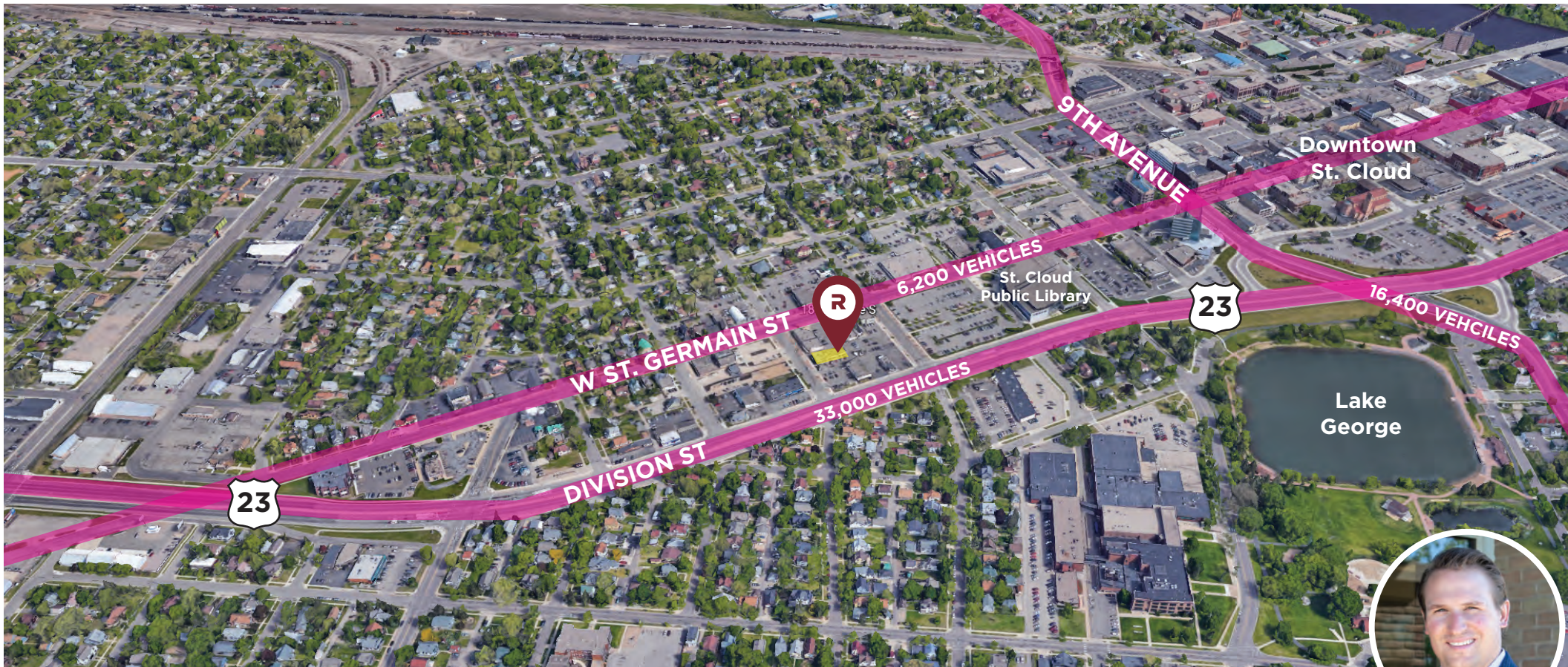
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