



STILLWATER COMMONS

RETAIL/OFFICE
SPACE FOR LEASE



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STILLWATER COMMONS

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STILLWATER COMMONS

EXECUTIVE SUMMARY

NOW OPEN!

Location: 6770 Stillwater Blvd., Stillwater, MN 55082

Building Size: 14,182 square feet

Class A Office Space (Owner Occupied)

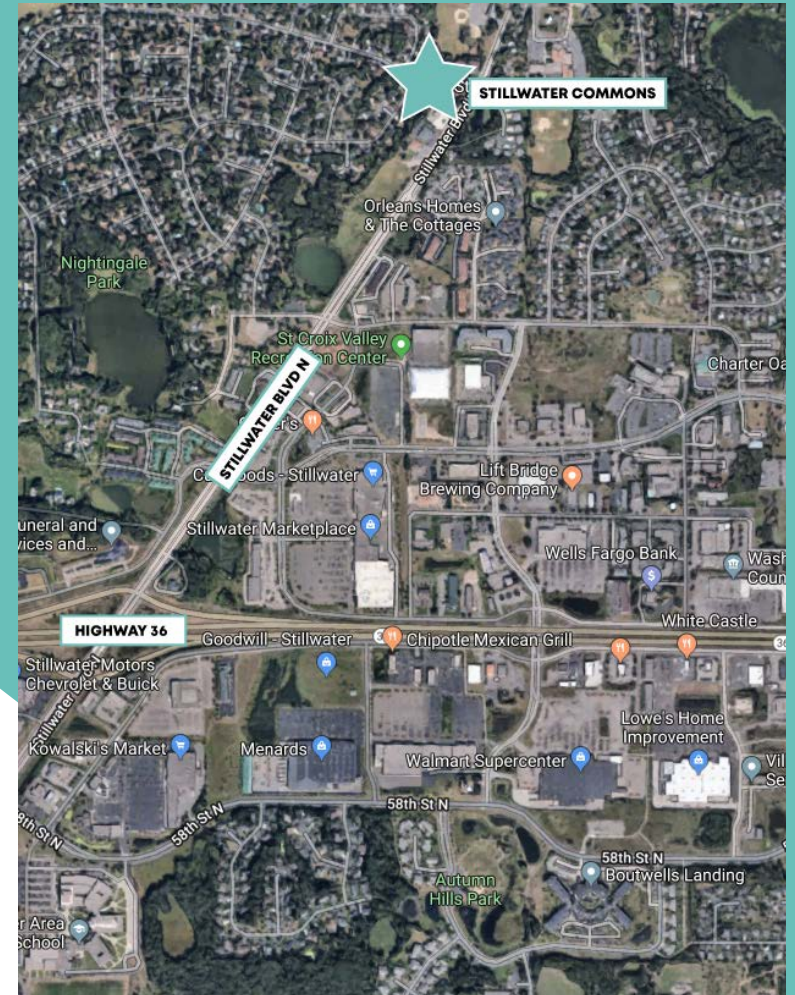
Area Description:

Known as the Birthplace of Minnesota, historic Stillwater has two main areas of commercial development: Downtown and “on the hill or Upper”. The “on the hill” area border’s Highway 5 (Stillwater Boulevard) and is a mix of retail, office and service industry.

Stillwater Commons is located on the edge of the Croixwood neighborhood on the west side of the city. Adjacent to, and further west of Croixwood are the newer neighborhoods of Liberty on the Lake, Legends and Settler’s Glen. The subject property is located adjacent to, or very near a major population base within the city.

Just to the south of the subject property is Stillwater marketplace, one of the newest retail hubs in the area. Stillwater Marketplace includes retailers such as: Cub Foods, Target, Famous Footwear, Petco, Caribou Coffee, Dollar Tree and Great Clips to name a few.

Stillwater attracts thousands of visitors each year, with its hometown summer celebrations and art fairs it hosts throughout the year.



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BUILDING DESCRIPTION

This two story building is situated on .86 acres of land. The building has limited spaces available on both the first and second floor.

This contemporary and high-efficiency building is owner occupied and includes spaces that can be built to suit each tenant's needs and style.

The new building includes a large fitness room for tenant use, ample parking, elevator, and a small outdoor patio.

This property is well suited for the retailer or office setting looking to capture a large residential population on the "going to work" side of the street, along with transient traffic traveling to and from the retail hub of Stillwater Marketplace.

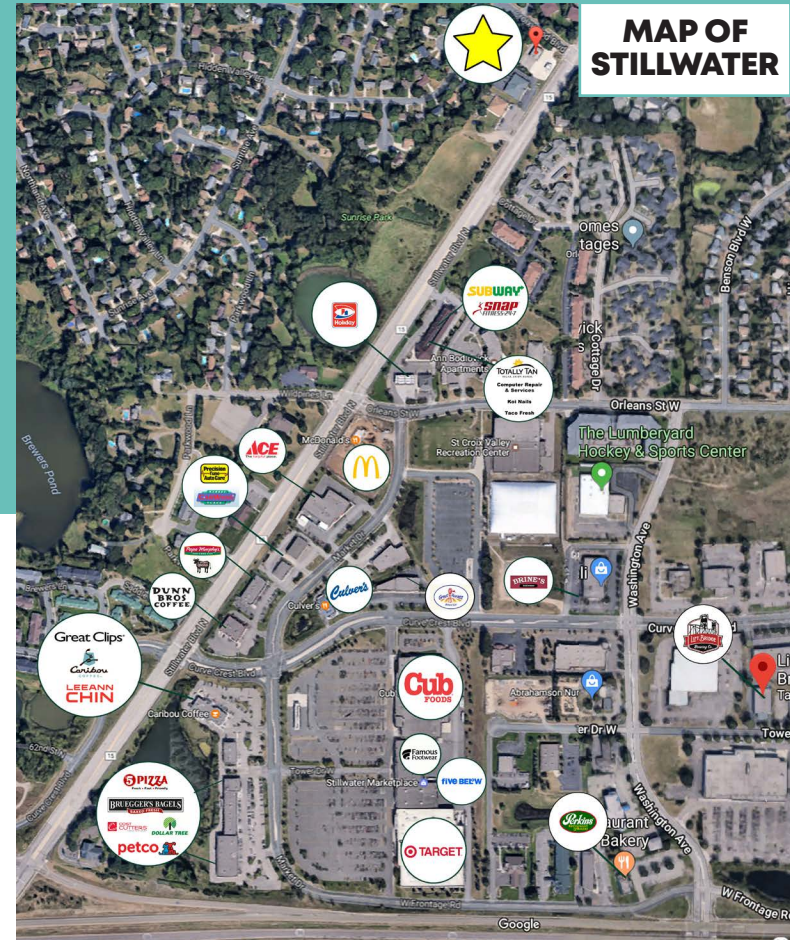
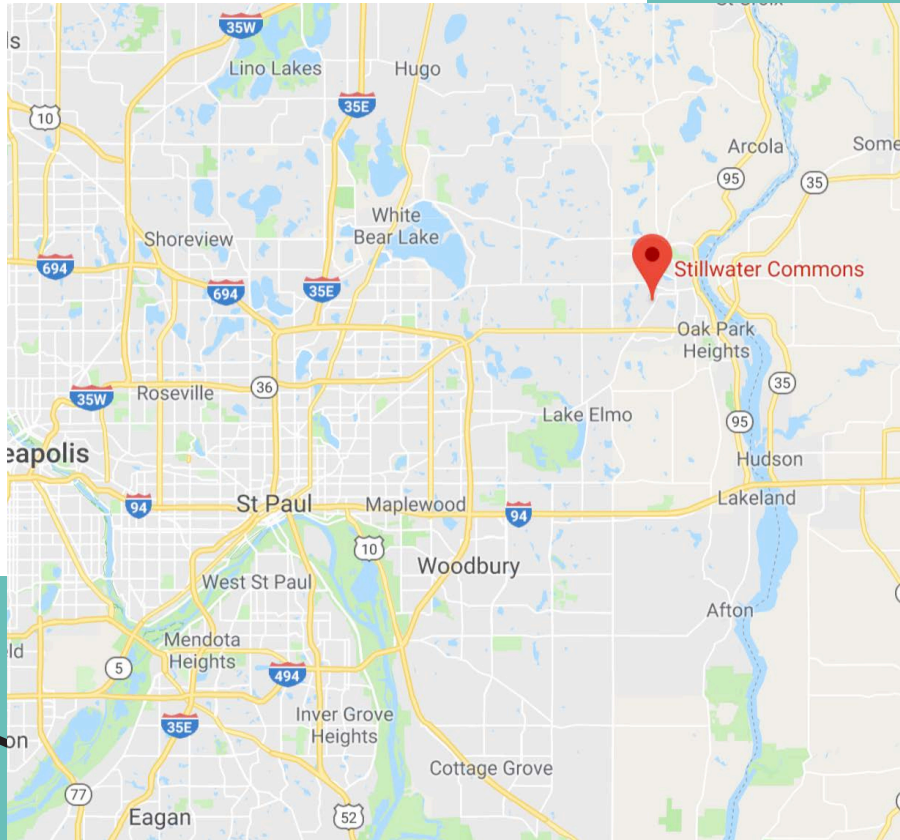


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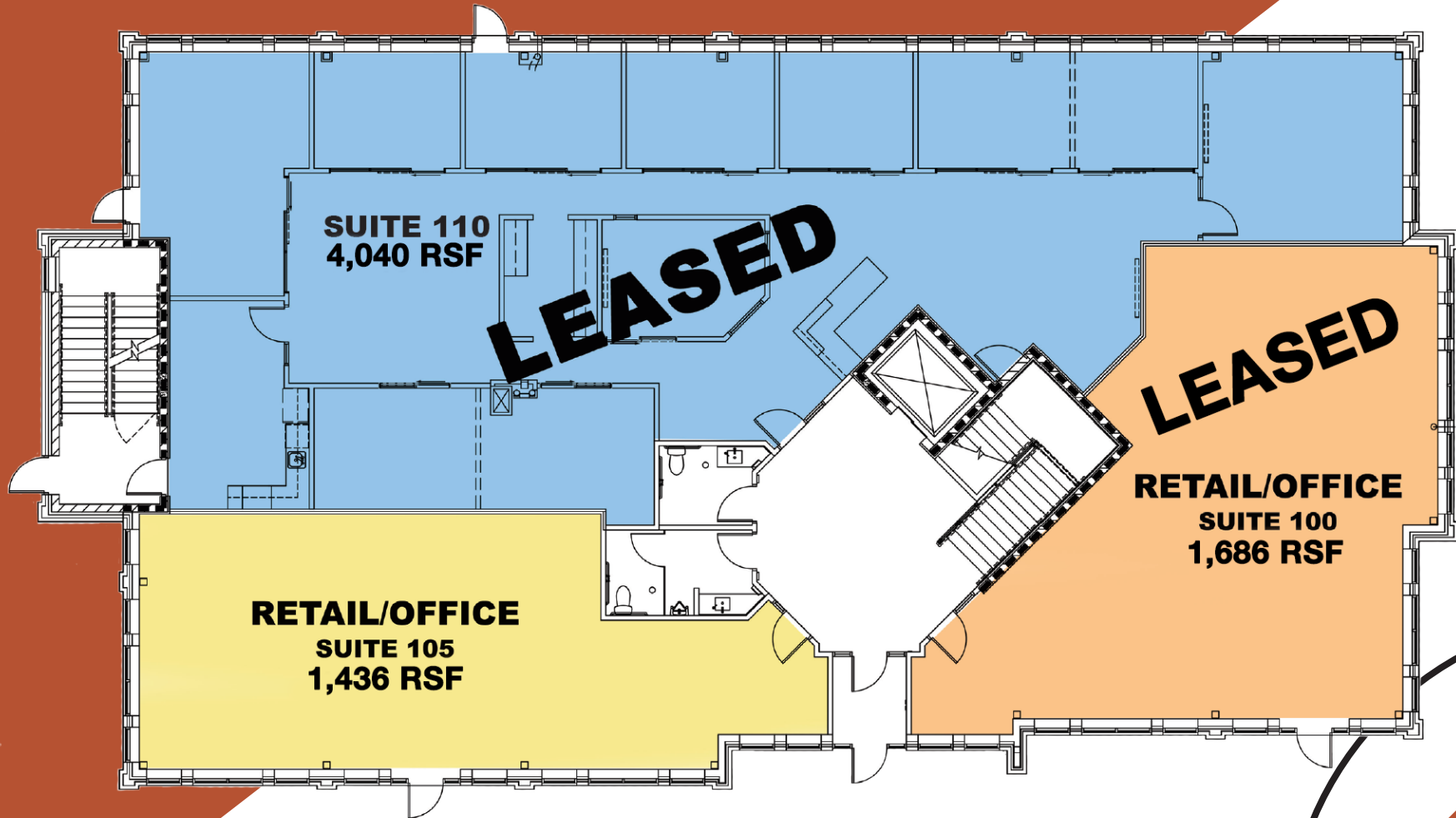
STILLWATER COMMONS



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STILLWATER COMMONS

1ST FLOOR



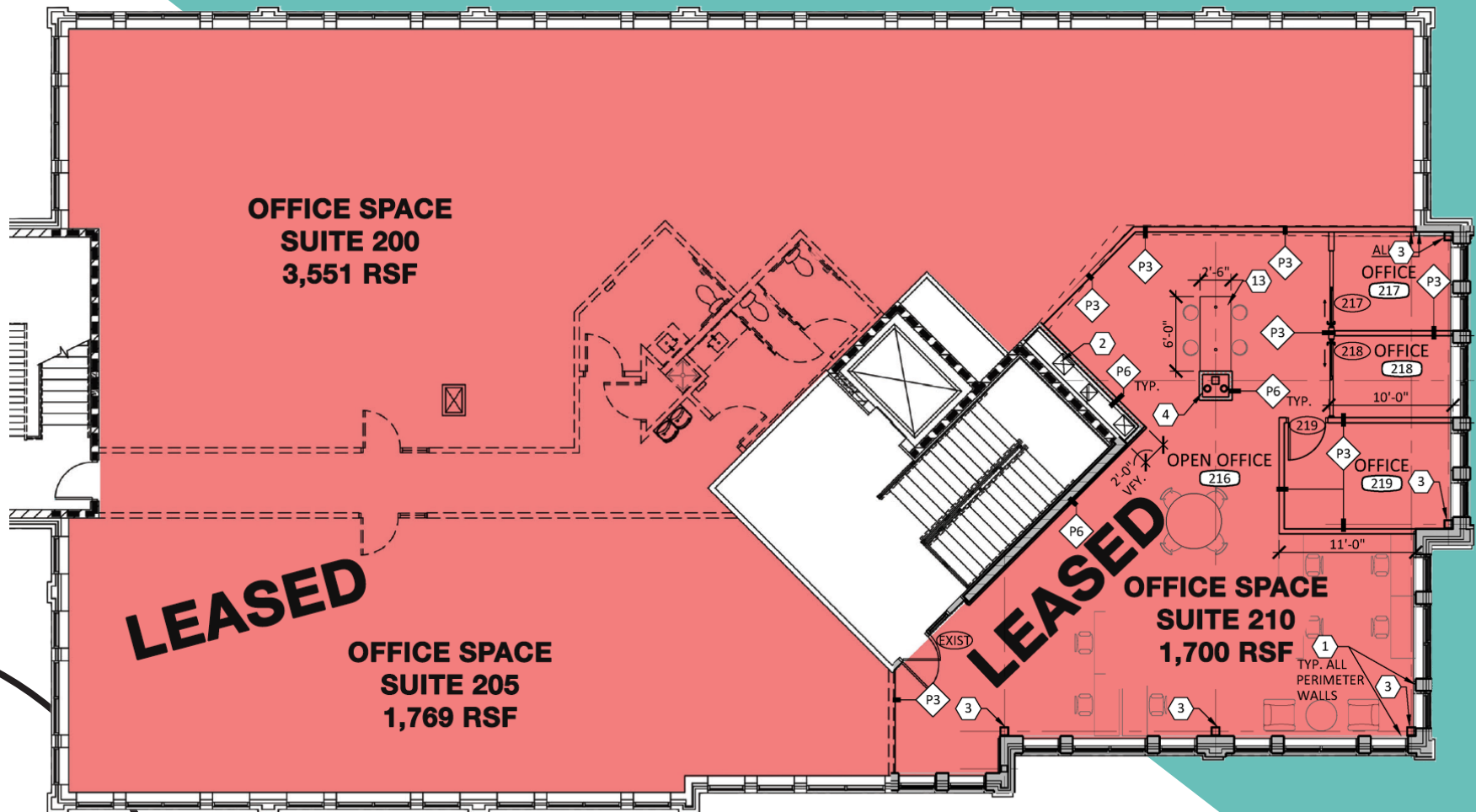
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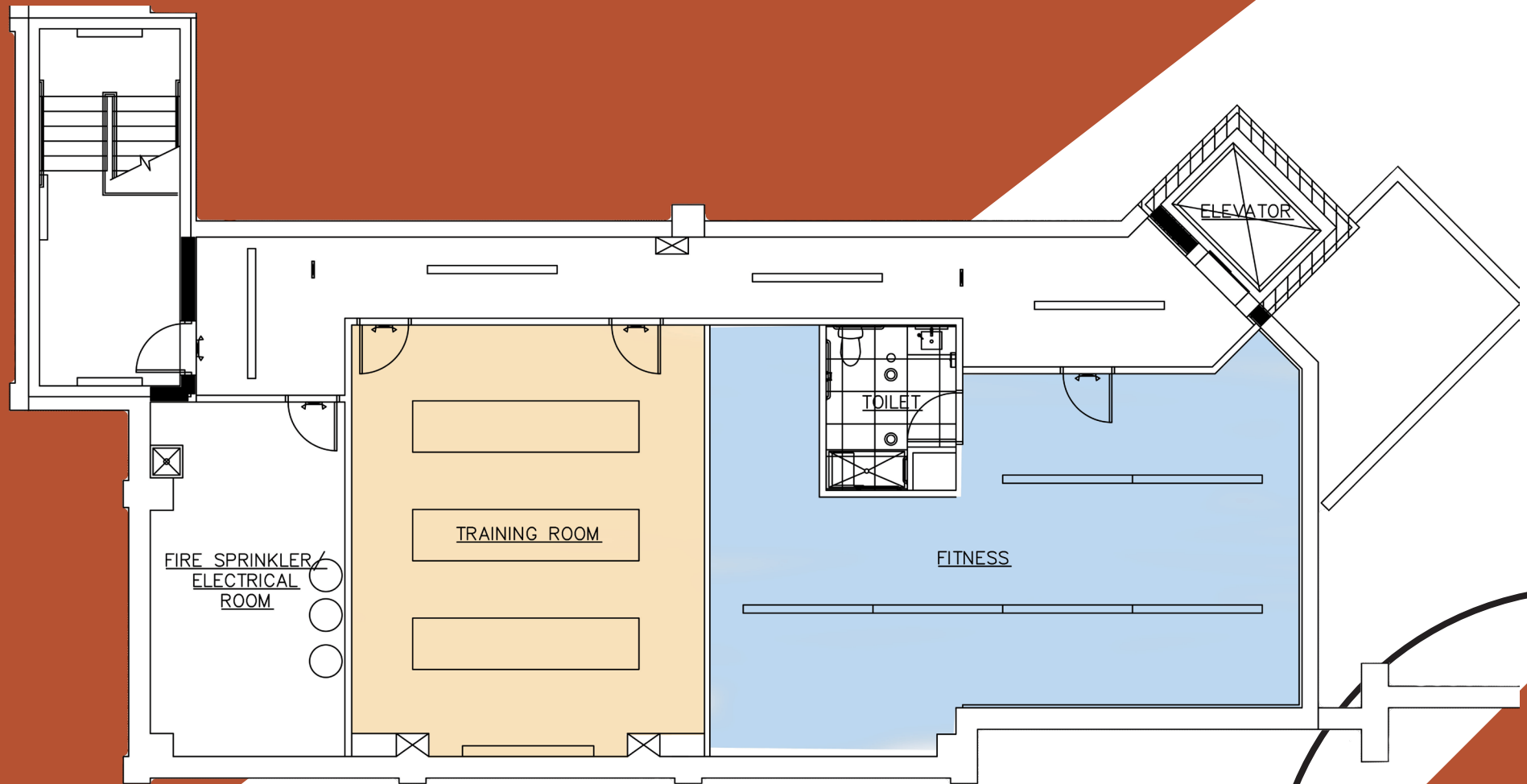
STILLWATER COMMONS

2nd FLOOR



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BASEMENT



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DEMOGRAPHICS

STILLWATER COMMONS

Census Demographic Overview Report

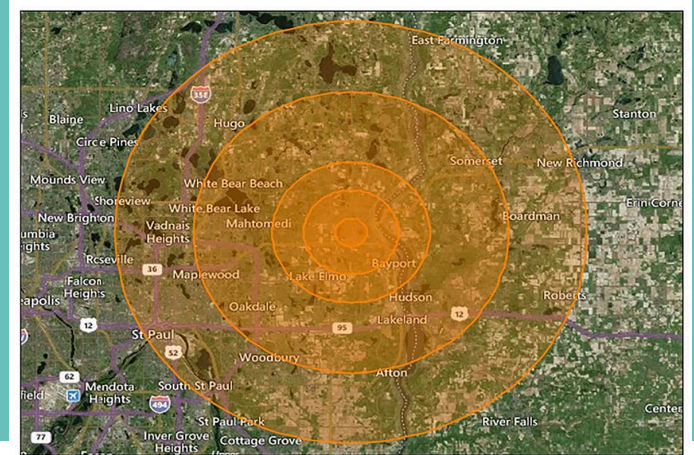
6770 Stillwater Blvd N., Stillwater, MN

POPULATION	RADIUS 1 (0-3 MILES)	RADIUS 2 (0-5 MILES)	RADIUS 3 (0-10 MILES)	RADIUS 4 (0-15 MILES)
2022 Projection	32,037	44,027	231,870	606,063
2017 Estimate	30,669	42,137	222,258	578,796
2010 Census	28,763	39,481	208,406	539,356
2000 Census	25,016	34,180	184,389	491,663
Growth 2017-2022	4.46%	4.49%	4.32%	4.71%

Household Overview Report

6770 Stillwater Blvd N., Stillwater, MN

HOUSEHOLDS	RADIUS 1 (0-3 MILES)	RADIUS 2 (0-5 MILES)	RADIUS 3 (0-10 MILES)	RADIUS 4 (0-15 MILES)
2022 Projection	12,329	16,939	91,123	232,470
2017 Estimate	11,636	15,995	86,680	220,852
2010 Census	10,594	14,560	79,919	203,375
2000 Census	8,870	12,116	68,371	183,043
Growth 2017-2022	5.95%	5.91%	5.13%	5.26%



**6770 Stillwater Blvd N.,
Stillwater, MN 55082-5314**

- Radius 1.0 mile(s)
- Radius 3.0 mile(s)
- Radius 5.0 mile(s)
- Radius 10.0 mile(s)
- Radius 15.0 mile(s)



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DEMOGRAPHICS

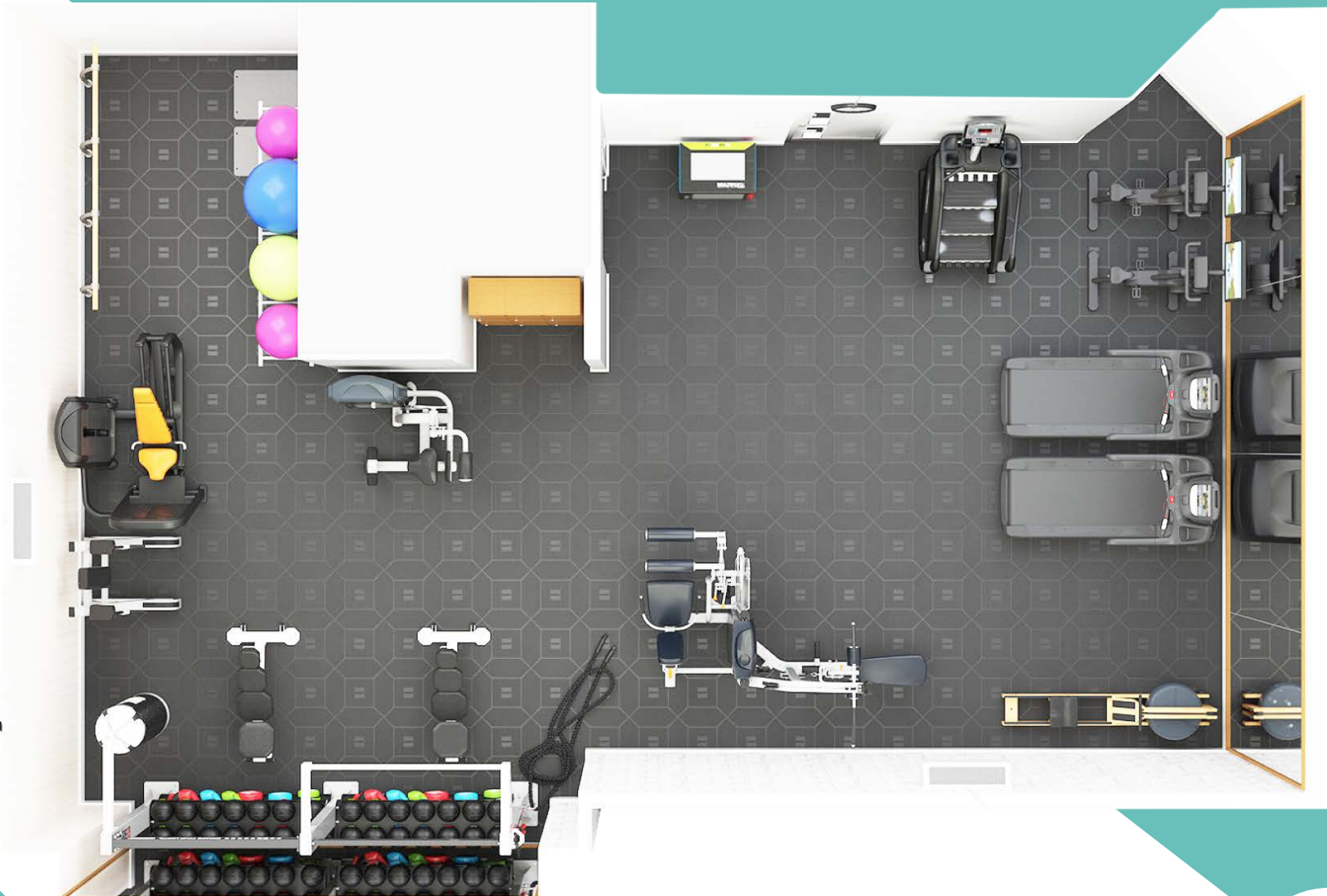
Estimated Households by HH Income Overview Report

6770 Stillwater Blvd N., Stillwater, MN

HOUSEHOLDS	RADIUS 1 (0-3 MILES)	RADIUS 2 (0-5 MILES)	RADIUS 3 (0-10 MILES)	RADIUS 4 (0-15 MILES)
\$25-34,999	720	743	5,805	16,875
\$35-49,999	1,203	1,580	9,876	25,634
\$50-74,999	1,756	2,370	14,426	37,488
\$75-99,999	1,502	2,116	12,018	29,708
\$100-124,999	1,213	1,727	9,782	22,805
\$125-149,999	967	1,353	7,141	16,143
\$150-199,999	977	1,434	7,435	16,180
\$200-249,999	496	711	3,493	7,240
\$250-499,999	679	1,019	3,944	7,898
\$500,000+	341	510	1,685	3,473
Est. HH by HH Income	11,636	15,995	86,680	220,852
Est. Average HH Income	\$112,735	\$118,138	\$105,930	\$94,941
Est. Median HH Income	\$80,487	\$85,299	\$79,488	\$70,346

STILLWATER COMMONS

EXCLUSIVE TENANT FITNESS ROOM



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STILLWATER COMMONS

EXCLUSIVE TENANT TRAINING ROOM



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