



WHITE BEAR SHOPPING CENTER

4391 Lake Avenue South | White Bear Lake, MN 55110

Retail Space For Lease

The White Bear Shopping Center is a Kowalski anchored shopping center, located on Hwy 61. White Bear Lake is also known as a destination city that is a host to many events that includes sports, recreation, music, arts, and festivals.

The Manitou Days festival is an annual summer ritual that runs for 3 weeks and for the past 49 years has drawn in thousands of locals and visitors.

Space Available:

- Suite 4395: 4,000 sf
- Suite 4399: 2,870 sf
- Suite 4411: 3,000 sf
- Suite 4425: 7,865 sf (end cap)
- 2017 CAM: \$2.73 psf
- 2017 Tax: \$3.17 psf

Highlights and Features:

- 70,269 sf building
- Parking: 440 spaces
- 2 dock doors and 2 drive-in doors
- ADA accessible
- Co-tenants: Kowalski's Market, Starbuck's, St. Croix Cleaners, Cost Cutters, T Nails, Artiste Coiffure, White Bear Jewelers and Admiral D's
- Area tenants: Synergy Family Physicians, Wells Fargo Bank, Salon Cheveux, Fire House, Sam Thai Cuisine, MGM, Taco John's, Tally's Dockside, Acqua Restaurant and Bar



Demographics and Traffic Counts:

- 2016 Population: 1 mile - 9,597, 3 miles - 42,024, 5 miles - 88,120
- 2016 Average Household Income: 1 mile - \$66,028, 3 miles - 74,697, 5 miles - 78,159
- Traffic Count: Highway 61 - 27,000 vpd, White Bear Avenue - 9,300 vpd

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

MARILYN FRITZE

612.804.4364

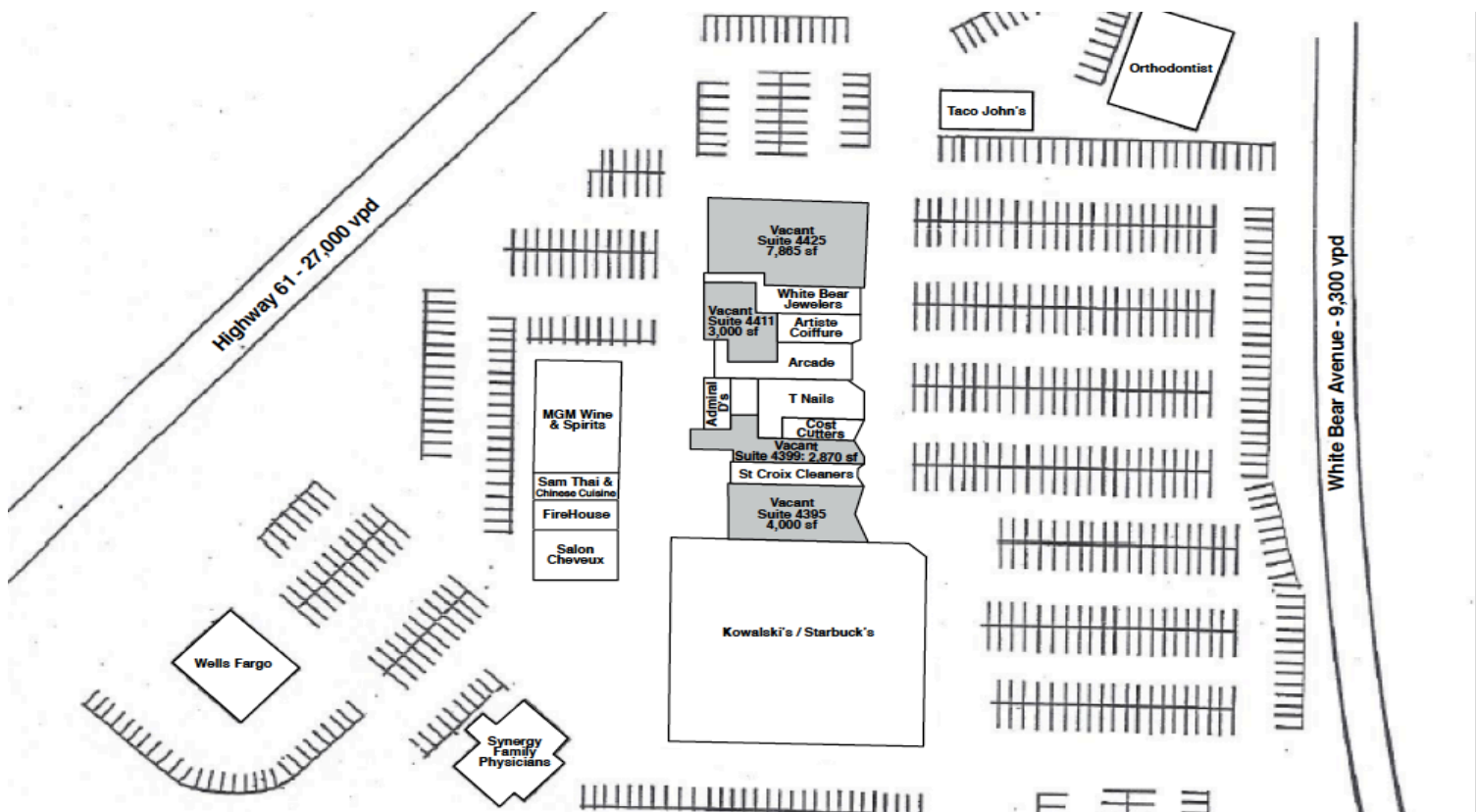
marilyn@christiansonandco.com

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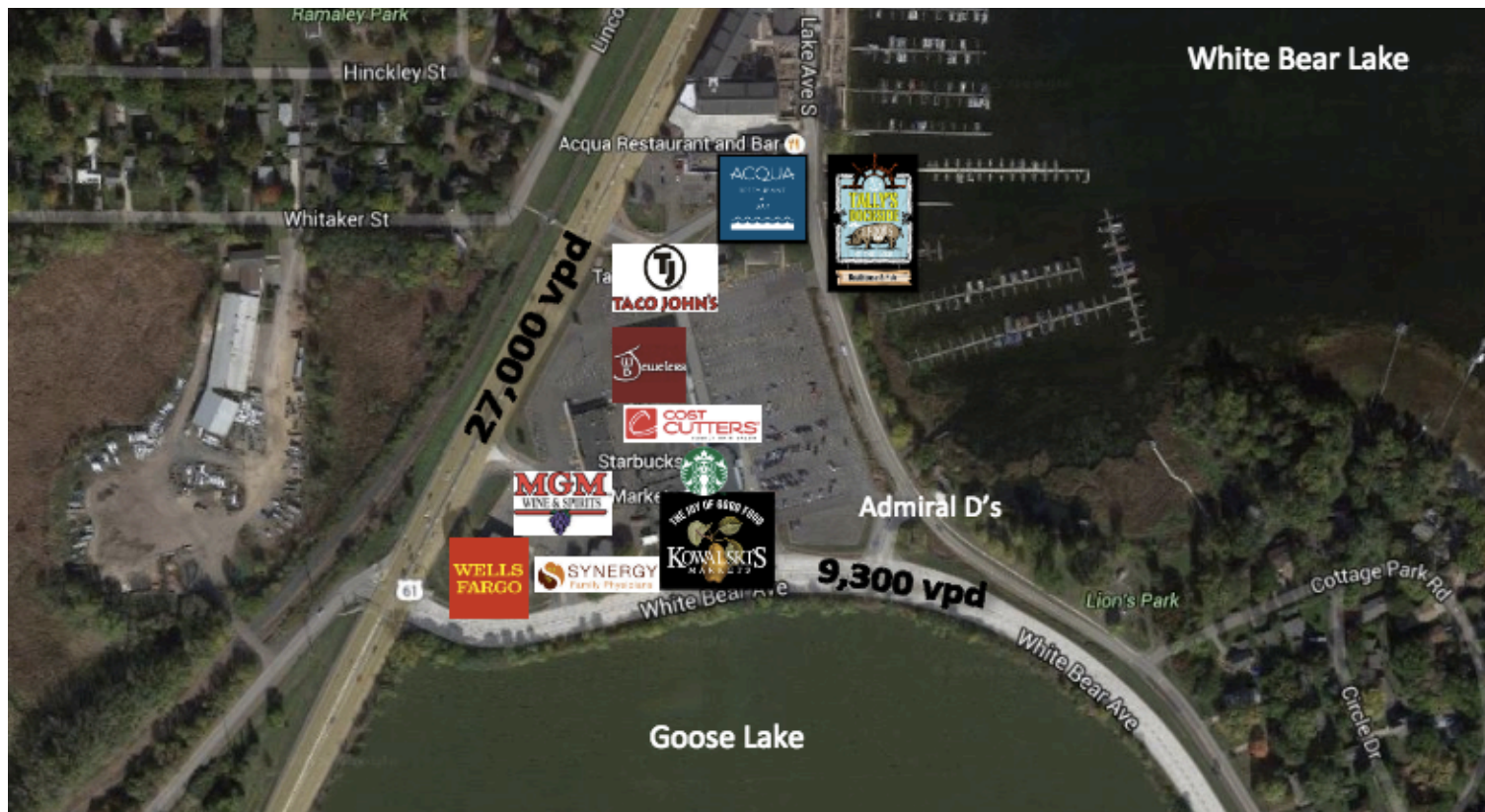
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Site Plan



Aerial



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