

MID-TOWN CENTER

Washington Street, Brainerd, MN 56401

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

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Mid-Town Center.

Excellent opportunity to locate your retail, office-service, or restaurant business in the heart of Brainerd. The Mid-Town Center has turn-key space to suit your needs, located along the heavily traveled Washington Street / Hwy 210 corridor. At this prime location with signaled traffic lights at either end of the block, you will enjoy high traffic counts, excellent visibility, easy access and large shared parking lots.

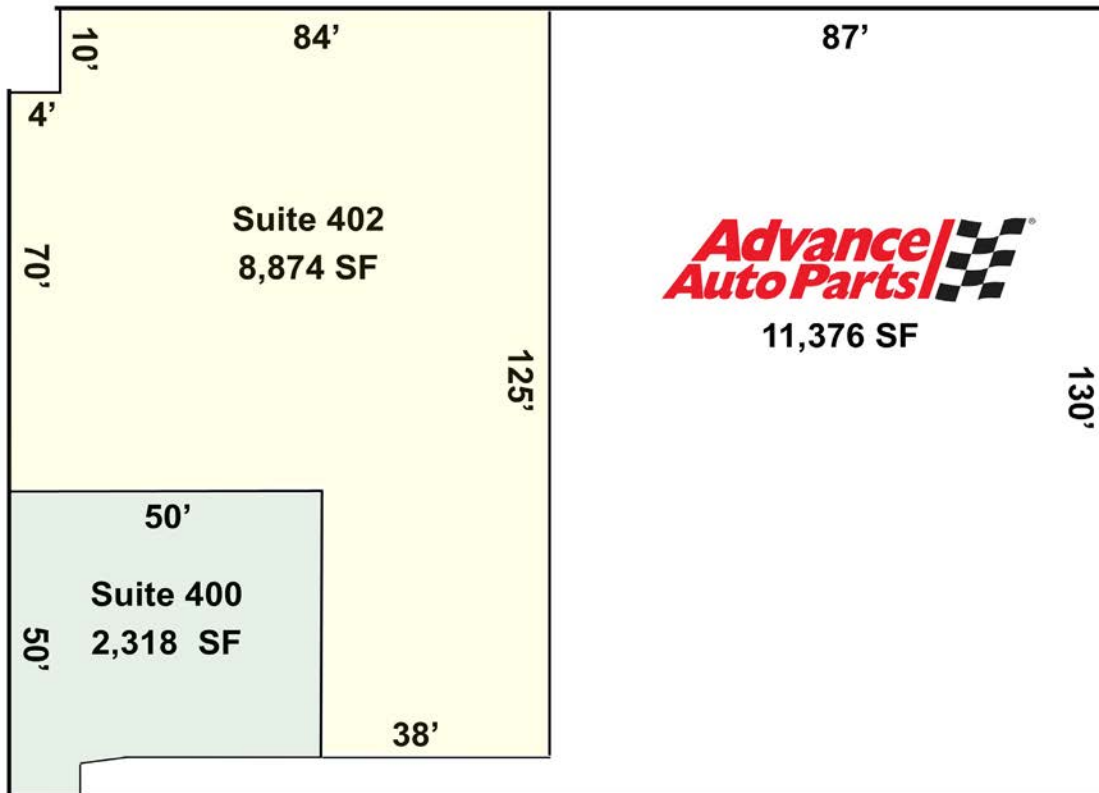


- Address:** Washington Street, Brainerd, MN 56401
- Directions:** Mid-Town Center is located across the street from the Historic Brainerd Water Tower, on the west side of S 6th Street
- Mid-Town Center:** Strip Center: 9,000 sq. ft.
Discount Center: 22,750 sq. ft.
- Available Lease Space:**
- Suite 400:** 2,318 sq. ft. (SW Corner of Discount Center) - *Currently occupied by a discount retailer on a shot-term lease*
 - Suite 402:** 8,874 sq. ft. (NW Corner of Discount Center)
- Lease Rate:**
- Suite 400:** \$10.00/sq. ft. Triple Net
 - Suite 402:** \$6.25/sq. ft. Triple Net
- Operating Expenses:** \$3.45/sq. ft./Year
- Water & Sewer:** City
- Heating:** Natural Gas Forced Air

Continued on next page.

Cooling:	Central Air - Electric Rooftop Units
Electric:	100 Amps (Strip Center) & 200 Amps (Discount Center) Single Phase
Lighting:	Fluorescent
Year Built:	1969
Construction:	Concrete Block
Foundation:	Concrete
Roof:	4-Ply Built Up Roof System
Exterior:	Block & Brick
Ceiling Height:	9' (Suite 400); 11' & 14' (Suite 402)
Bathrooms:	2 (Suite 400); 2 (Suite 402)
Sprinkled:	Yes (Suites 400 & 402)
Floor Drains:	7 (Suite 400); 3 (Suite 402)
Security:	Yes
Parking:	85+ in the East Lot and 20+ in the West Lot
Frontage:	Washington Street (Hwy 210), S 6th Street (Business Hwy 371) and S 4th Street
Zoning:	CC - Commercial Corridor
Mid-Town Center Tenants :	Advance Auto, Strength Studio, Red at Night Tattoos & Piercings, Midtown Nutrition, The Men's Room Barber Shop, Diamond House Chinese, Foxden Hair Salon, and Liberty Tax
Neighboring Businesses:	Located in downtown Brainerd, nearby businesses include Guide Point Pharmacy, Hudrlik Carpet, Kinetico, Harting Shoe Repair, TB Pawn Shop, Sawmill Inn, Royal Tire, Easy Riders, Midtown Floral, Cennex, Mid Minnesota Federal Credit Union, Salvation Army Family Services & Community Center, First Impression Printing, USPS, City Hall, Several Crow Wing County Buildings, several Lawyer Offices, plus numerous others.

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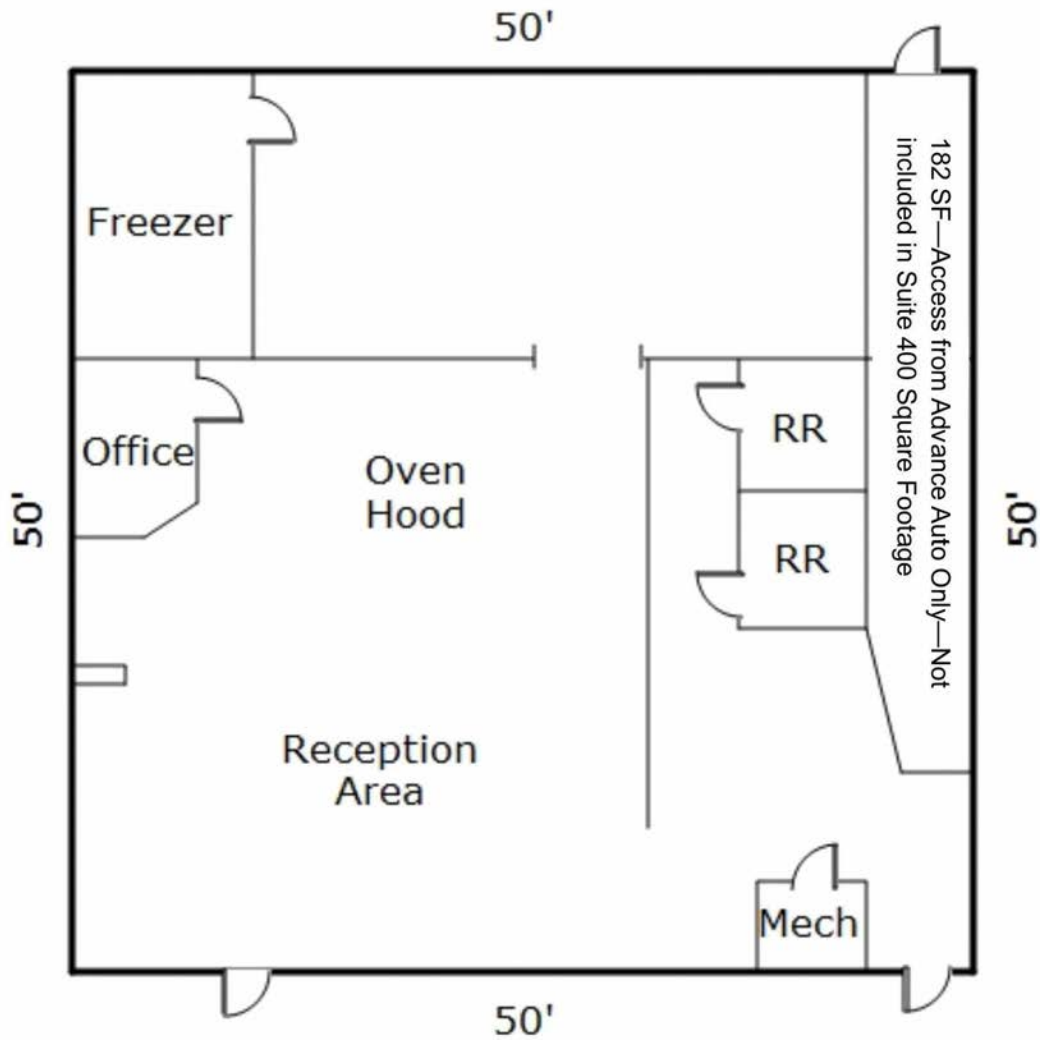


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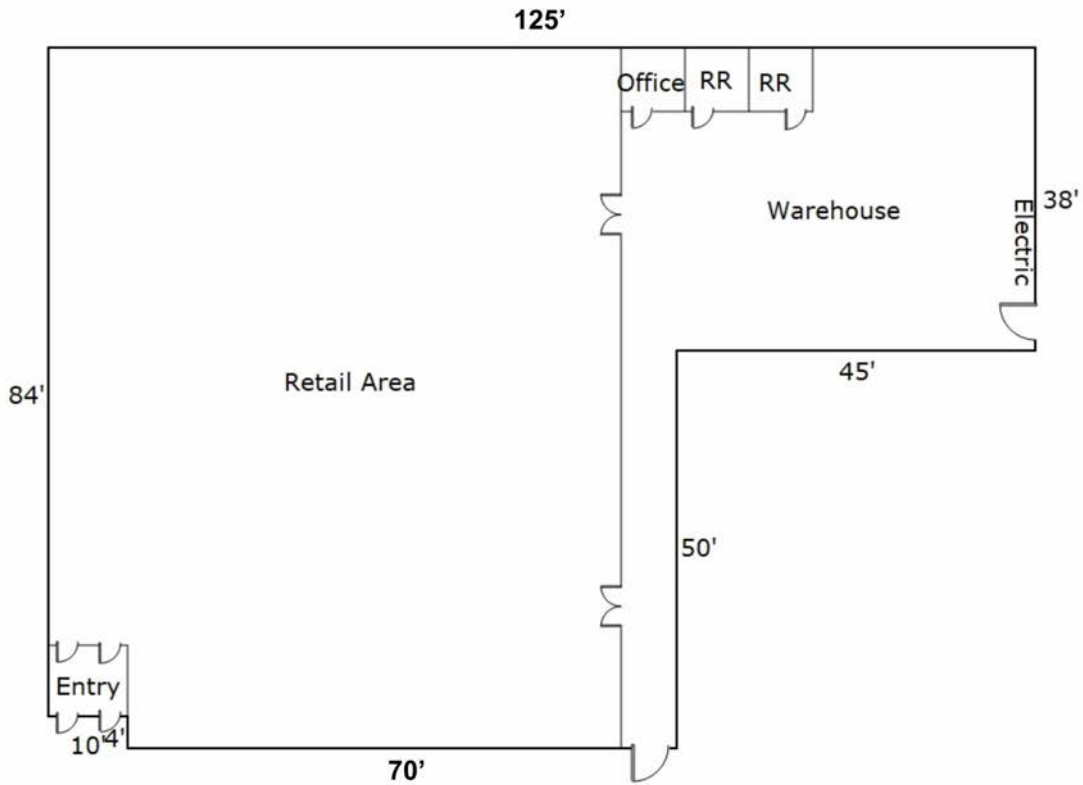


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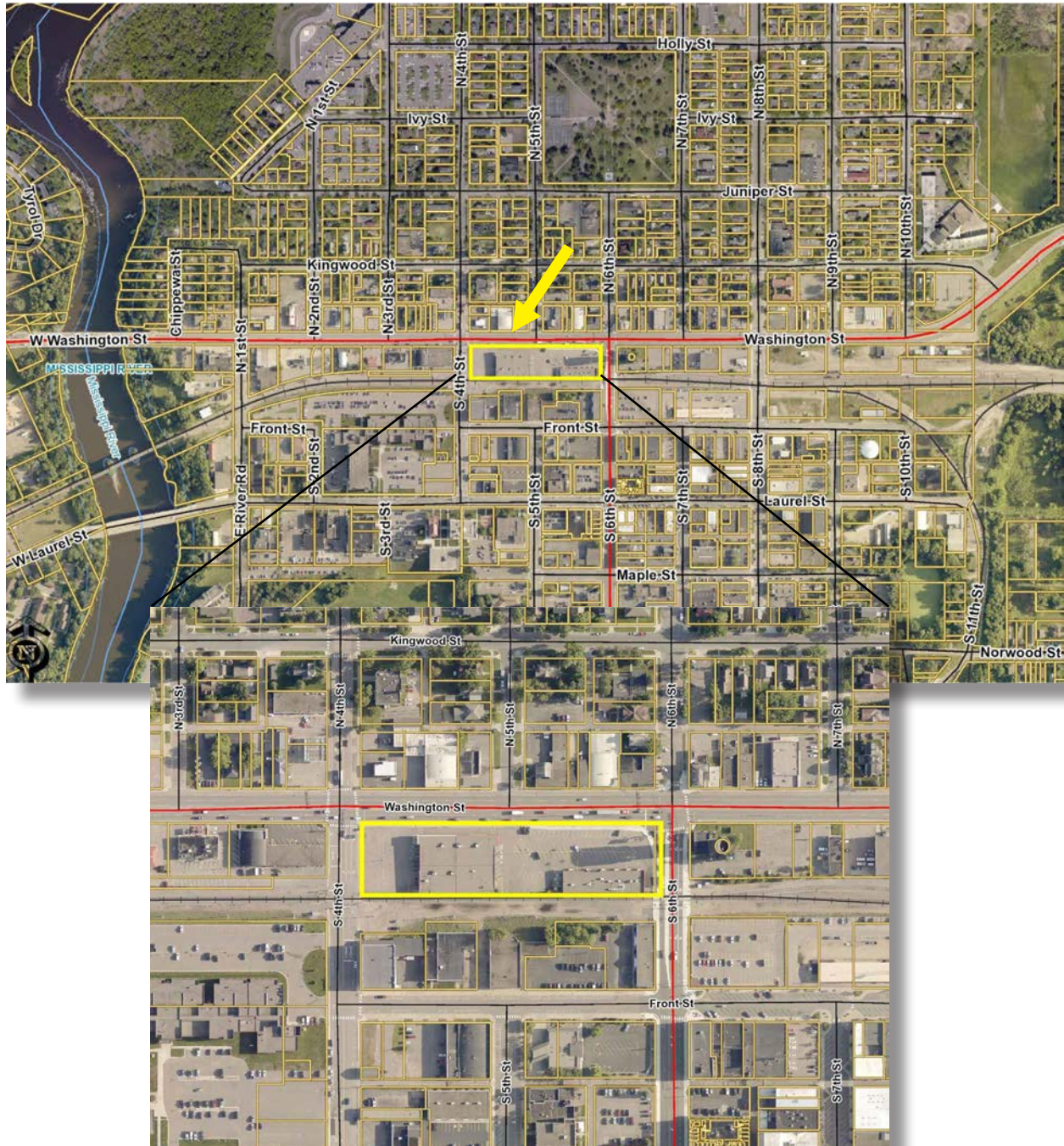
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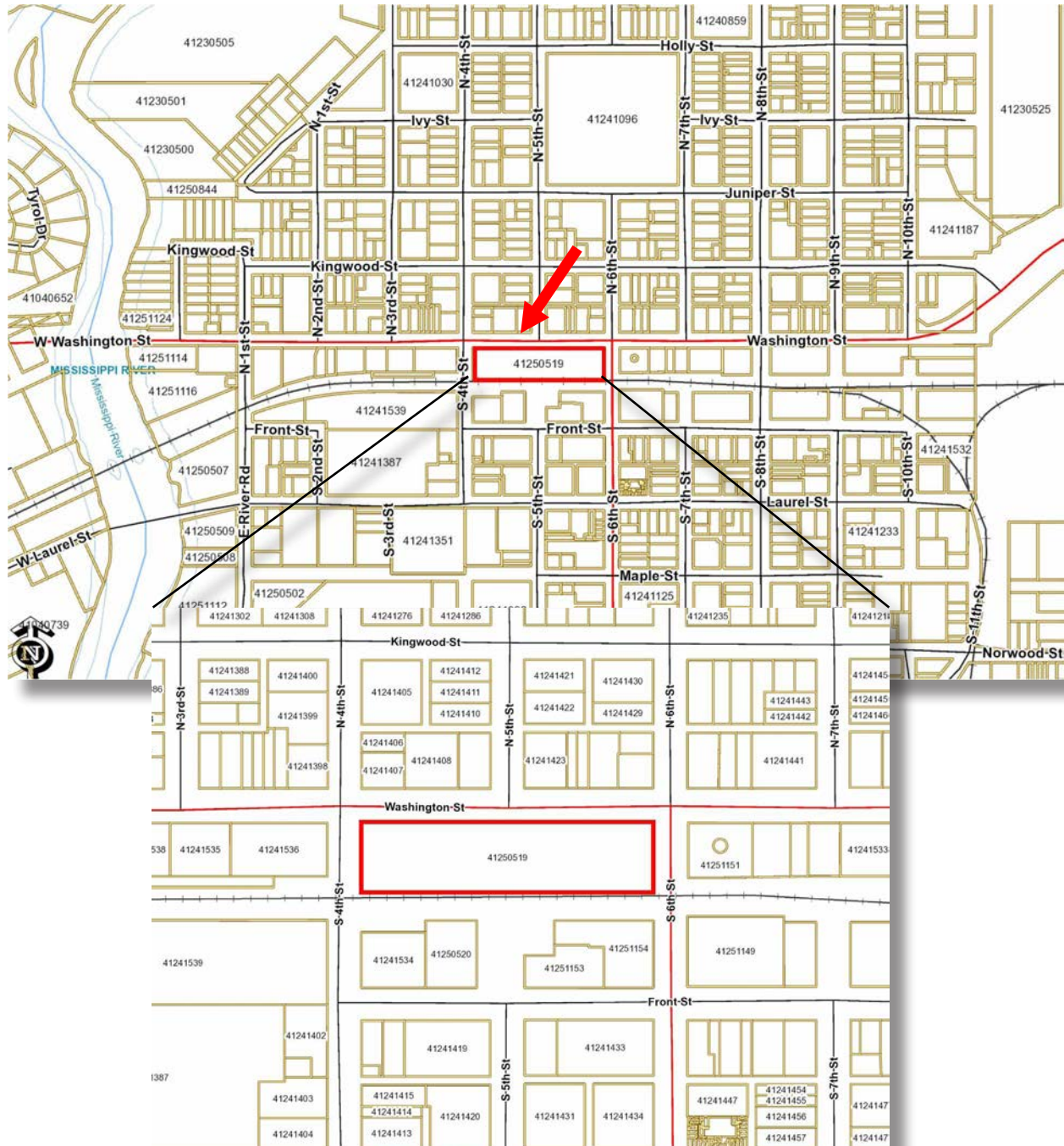
Section Aerial



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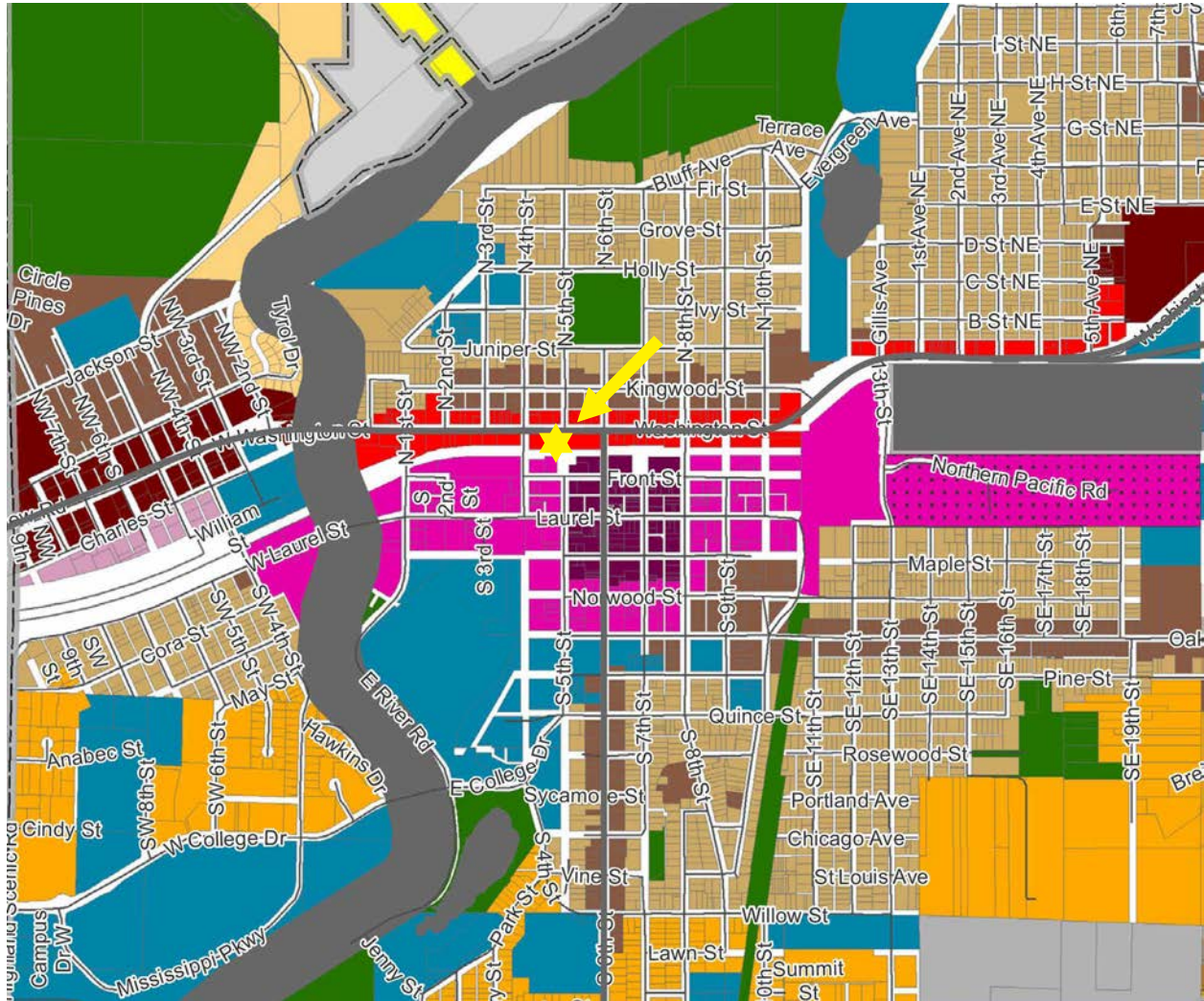
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CC - Commercial Corridor



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

515-2-14 Commercial Corridor District (CC)

Purpose of Commercial Corridor Zoning District. The purpose and intent of the CC District is to provide zoning regulation flexibility to permit development consistent with land use patterns along the Washington Street corridor from the river to 6th Avenue NE that support walkable development patterns and connections to the neighborhoods.

Permitted Uses. See Appendix A: Table of Uses.

Zoning District Dimensional Standards. Table 515-2-14.1 identifies the Dimensional Standards for Principal and Accessory Structures.

Table 515-2-14.1. CC Zoning District Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
	Lot Size (minimum)	none
	Lot Frontage on All Roads (minimum)	All lots must have public street frontage
A	Frontage	Principal Façade must front onto Avenue/Street
Principal Building Setbacks		
B	Principal Façade Build-to Range (Avenue)	0-10'
	Side Yard Setback (minimum)	0'
C	Rear Yard Setback (minimum)	5'
Accessory Building Standards		
	Location	Rear 50% of Lot
	Side Yard Setback (minimum)	0'
	Rear Yard Setback (minimum)	5'
	Size (maximum)	500 SF
	Number (maximum)	1
Coverage, Glazing and Height Standards		
	Principal structure height (See Section 515-4-3)	35'
	Principal Façade Glazing, Avenue (minimum)	65%
	Secondary Façade Glazing, Washington (minimum)	50%
D	Impervious Surface Coverage (maximum)	90%
Other Standards		
E	Parking Setback/Public Street (minimum)	10'
F	Parking Setback/Side/Rear/Alley (minimum)	5', 10' adjacent to public ROW
	Parking Fronting onto Public ROW	Minimum Screen or wall and landscape

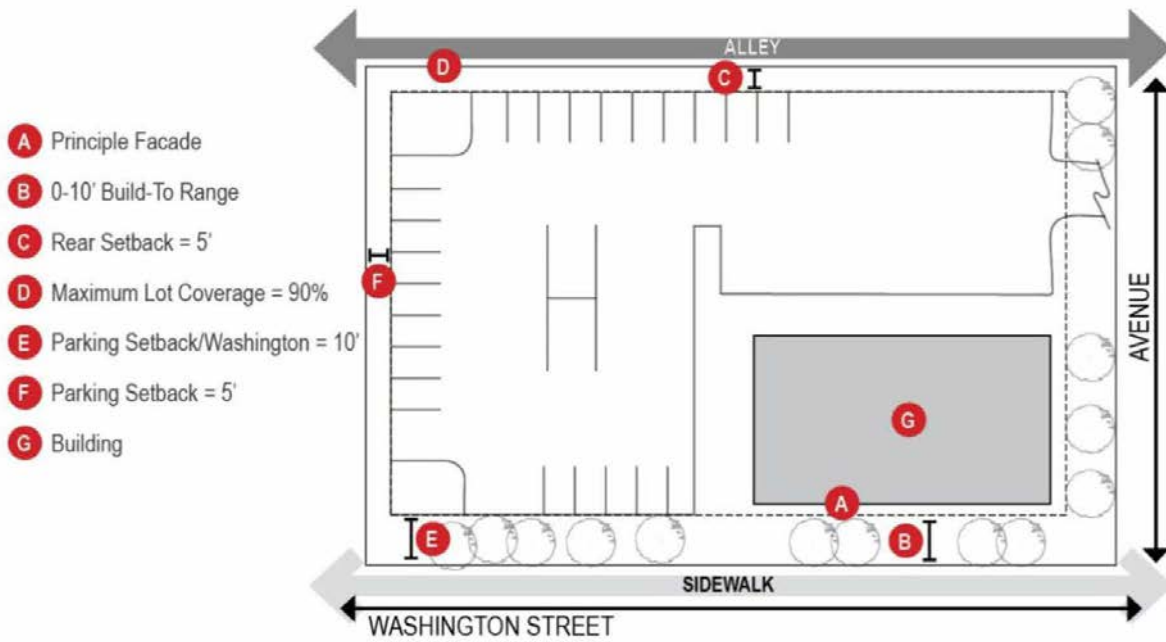
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Zoning Description

Figure 515-2-14.1. CC Density and Lot Dimensional Standards Diagram



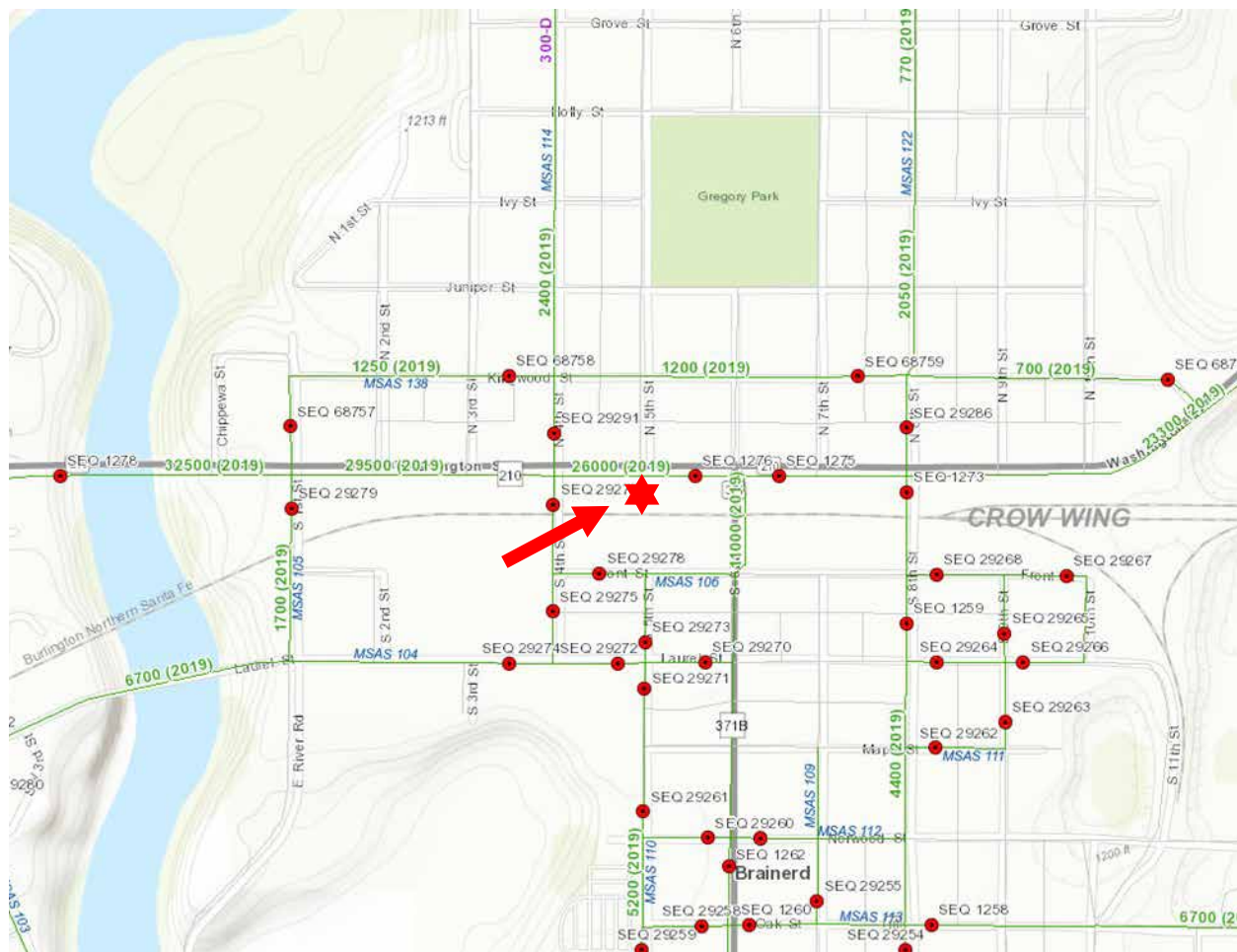
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2019 Counts from MNDOT

Traffic Counts

Traffic Counts: 26,000 - 29,500 on Washington Street (Hwy 210), 11,000 on S 6th St, and 4,200 on S 4th St

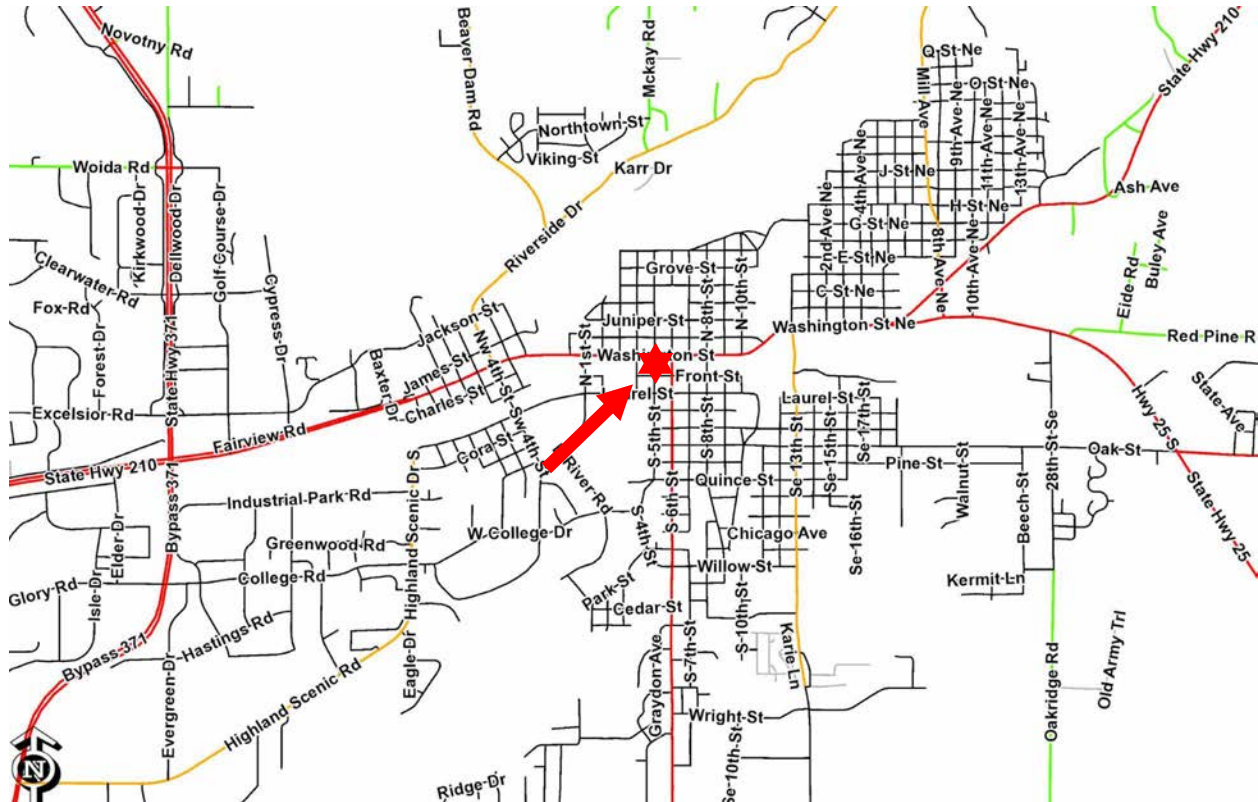


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Location Map



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Mid-Town Center, Brainerd, MN

Figures from STDB, CCIM

Demographics

Trade Area 2020 Population (Includes the following counties):

Crow Wing County	68,324
Cass County	32,281
Total Trade Area Population	100,605

2020 Population:

Baxter	8,585
Brainerd	31,764

Estimated Summer Population:

Brainerd/Baxter	200,000+
-----------------	----------

Projected Population Growth Change 2020-2025:

Crow Wing County	0.79%
Brainerd	0.65%

Households in 2020:

Crow Wing County	28,487
Brainerd	13,029

2020 Median Household Income:

Crow Wing County	\$53,081
Brainerd	\$51,593

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County in 2019:

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
Rutterger 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
Lindar
Avantech
Reichert Bus
Lexington
Growth Zone
CTC
Stern Companies
BTD
MNDOT
MNDNR
TDS
Graphic Packaging
Crow Wing Power

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

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
Dondelinger
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Home Depot
Jiffy Lube
Kohl's
Menards
Office Max

Major Retailers Continued:

Planet Fitness
Sears Hometown
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ultra Beauty
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
612 Station
Antler's
Applebee's
Arby's
Bar Harbor
Baxter's
Billy's
Black Bear Lodge & Saloon
Boulder Tap House
Breezy Point Marina
Brick House Pizza
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (3)
Char
Cherry Berry
China Buffet
China Garden
Chipotle
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (2)
Diamond House
Domino's Pizza (2)
Dough Bros.
Einstein Bagel
El Tequila

Restaurants/Fast Food Continued:

Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Jack's House
Jersey Mike's
Jimmy John's
KFC
Little Caesar's
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Northern Cowboy's
Northwinds Grille
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Prairie Bay
Quarterdeck
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Sawmill Inn
Senor Patron
Sherwood Forest
Starbucks (2)
Subway (4)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
The Woods
Timberjack
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

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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.

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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