

WHITE BEAR AVE RETAIL

JOIN NEW STARBUCKS W/ HIGH TRAFFIC

2146 White Bear Ave | Maplewood, MN | 55109



1,200 - 3,000 SF of Retail Space Available

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UPLAND

REAL ESTATE GROUP, INC.

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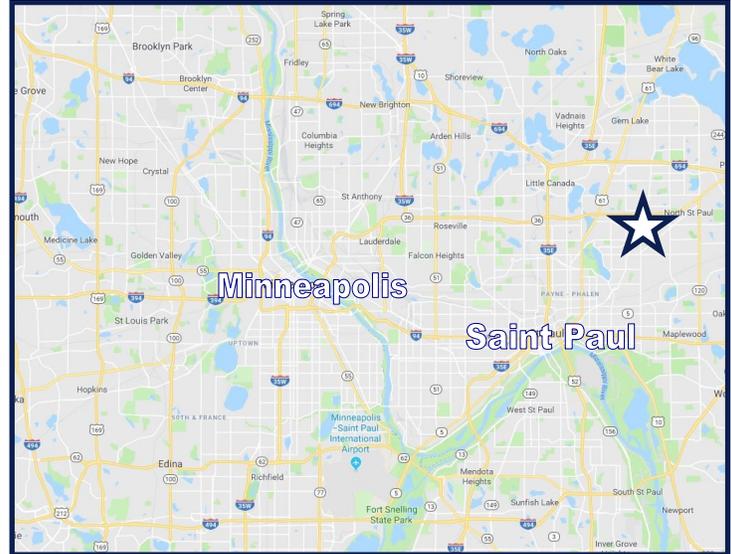
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	2146 White Bear Ave
CITY, STATE	Maplewood, MN
SPACE AVAILABLE	2,905 SF (Contiguous)
SUITE 200	1,647 SF
SUITE 300	1,258 SF
BUILDING SIZE	5,428 SF
LOT SIZE	0.83 Acres
LEASE RATE	Negotiable
TAX 2019	\$5.63 PSF
CAM/INS. 2019	\$5.50 PSF Est.
ZONING	Business Commercial
PARKING	41 Stalls
YEAR BUILT	1970/2014



AREA TENANTS

CVS	Health Partners
NAPA Auto Parts	YMCA
Maplewood Community Center	Chipotle
McDonalds	Perkins
Fed Ex	Sprint Store
Petsmart	The Home Depot
AutoZone	Burger King
Cub Foods	Target
Super America	Goodwill

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,647	97,877	255,238
DAYTIME POPULATION	6,007	34,965	119,354
MEDIAN HH INCOME	\$55,064	\$54,118	\$53,432
AVERAGE HH INCOME	\$70,132	\$69,753	\$71,284
MEDIAN AGE	38.8	34.9	34.5

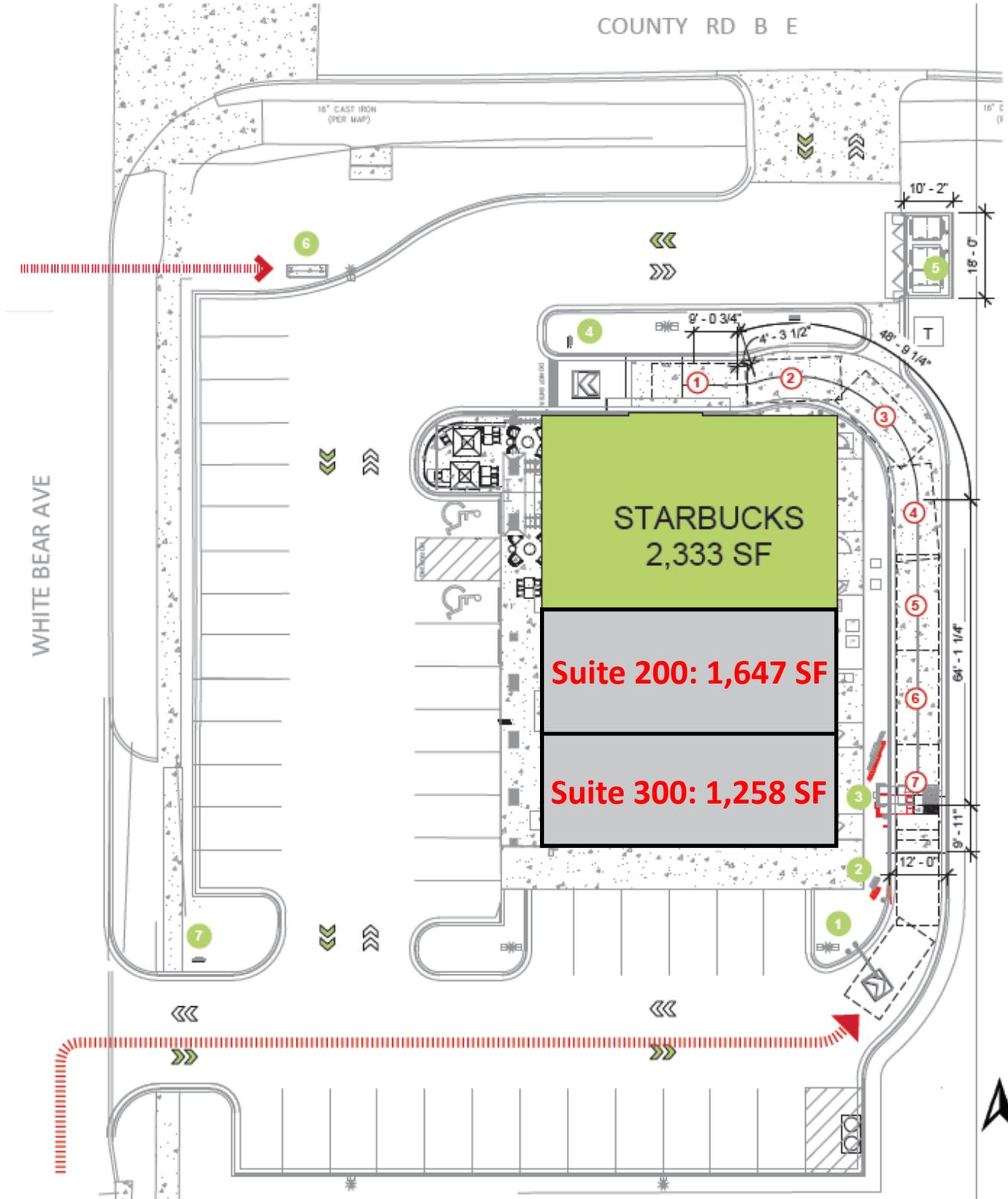
TRAFFIC COUNTS

WHITE BEAR AVE	19,800 VPD
COUNTY RD B E	6,000 VPD

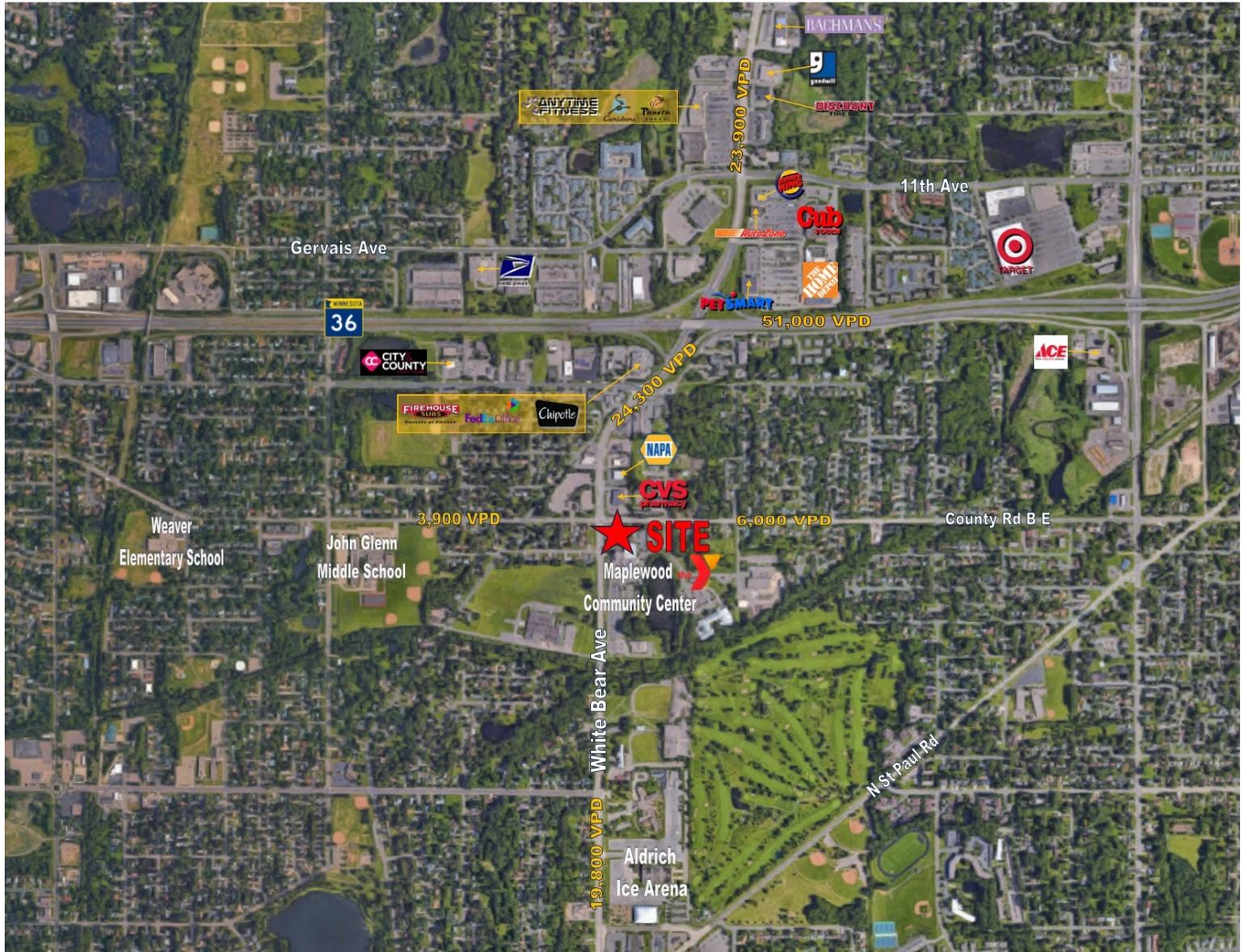
COMMENTS

- Located on the hard corner of White Bear Ave and County Rd B East.
- Starbucks Co-Tenant w/ a Drive Thru.
- Signalized Intersection.
- Negotiable TIA.
- Next to the extremely active Maplewood Community Center & YMCA.
- Located off of MN-36 Exit with over 50,000 VPD.
- CVS & Health Partners Located on opposite corners.





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