



MAPLEWOOD SQUARE

**1870 Beam Avenue
Maplewood, Minnesota 55109**

UPLAND
REAL ESTATE GROUP, INC.

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INVESTMENT SUMMARY



CAP: 8%

(NN) Lease - Tenants responsible for taxes, insurance, and common area maintenance.

Location– Conveniently located in a regional trade area near Maplewood Mall with over 130 stores. The property has excellent visibility and is easily accessible.

Center Details– Maplewood Square is an attractive neighborhood center that has serviced the community for decades. The center boasts an array of businesses from medical to hardware that continue to promote high levels of activity.

Investment Summary

Upland Real Estate Group is pleased to offer for sale to qualified investors a 26,585 square foot property situated on 2.65 acres and located in Maplewood, MN.

The center includes tenants such as Rockler Woodworking's flagship store, Corner Home Medical, Hearlife, and Metro Dental. Corner Medical recently renewed for 5 years and HearLife is a recent 5-year deal. The property provides a nice mix of retail & medical tenants and has an exceptional location along Beam Avenue with approximately 15,800 vehicles per day. Less than a mile to the west is St. John's Hospital, a member of the HealthEast Care System, with over 180 licensed beds.

Address	1870 Beam Avenue
City, State	Maplewood, MN
# of Tenants	6
Building Size	26,585 SF
Land Size	2.65 Acres
Vacancy	88.65% Occupied

LOCATION & BUILDING OVERVIEW



This prominent neighborhood shopping center is located in the heart of the Maplewood trade area. This area is home to the regional Maplewood Mall along with a variety of national retailers. This provides an exceptional and rare opportunity to purchase a property along the I-694 corridor. Roughly 74,000 commuters use I-694 daily making it one of the highest traveled highways in Minnesota. Saint John's Hospital is located less than a mile west with over 180 certified beds. A new 104,000 square foot medical office development was recently constructed adjacent to Saint John's Hospital, which HealthEast will be occupying 60,000 square feet for a new primary clinic. The proximity of the center to Saint John's Hospital and Maplewood Mall allows the property to capture a mix of tenants that other properties are simply not able to achieve. Nearly half of the property is occupied by healthcare or fitness related groups.

The property is across from Maplewood Mall with over 130 stores. Given its great property location in the metro area it is easily visible and accessible from many surrounding cities. Being only a quick 15 minute drive from downtown Saint Paul, the location is a prime reason many people have been drawn to calling Maplewood home, as well as making it their preferred shopping destination. Demographics show that there is a total population of 6,545 people within 1 mile and 69,854 within 3 miles of the property!

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,545	69,854	205,777
MEDIAN HH INCOME	\$53,206	\$56,466	\$52,832
AVERAGE HH INCOME	\$67,807	\$73,732	\$70,825
MEDIAN AGE	39.1	39.0	35.1

In summary, Maplewood Square has been serving the communities of Maplewood and surrounding areas for decades. Strong demographics within 3 miles of this center also aid in the overall success of this center. Maplewood Square is a great investment opportunity for an investor who desires a long term hold and a strong return.

MAPLEWOOD SQUARE SITE PLAN



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