

FOR SALE OR LEASE

# FORMER HERBERGER'S

600 W. St. Germain St | Saint Cloud, MN | 56301



Up to 168,768 SF

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**UPLAND**

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	600 W. St. Germain St.
<b>CITY, STATE</b>	Saint Cloud, MN
<b>BUILDING SIZE</b>	168,768 SF
<b>LOT SIZE</b>	1.33 Acres (57,935 SF)
<b>ZONING</b>	C3—Central Business District
<b>COUNTY</b>	Stearns
<b>YEAR BUILT</b>	1985
<b>STORIES</b>	Second Floor: 55,697 SF Ground floor: 55,697 SF Lower Level: 55,697 SF

**SALE**

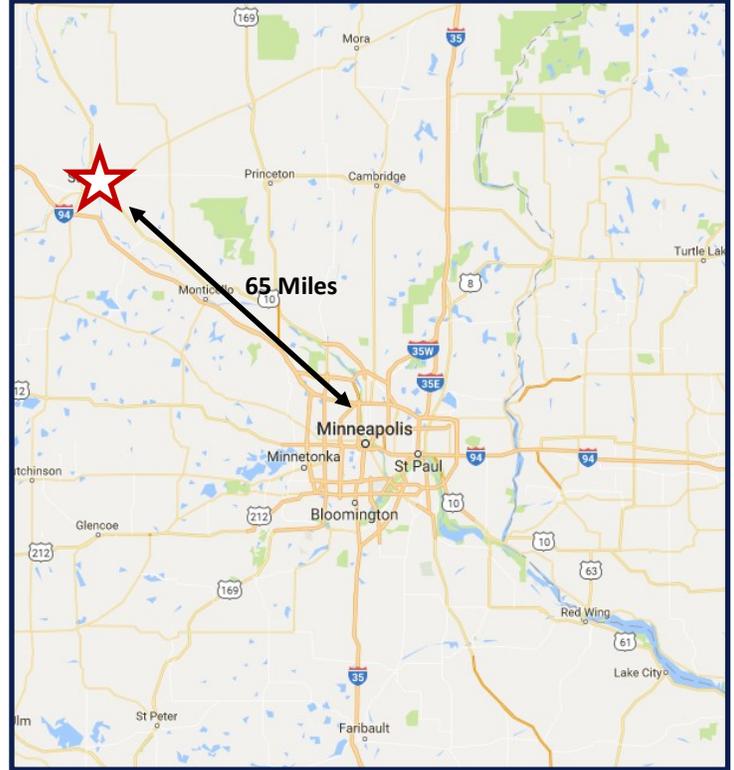
<b>SALE PRICE</b>	\$4,000,000
<b>2018 TAXES</b>	\$113,258.00
<b>CURRENT CAPITAL ONE LEASE</b>	9,428 SF ground floor 46,143 SF second floor

**LEASE**

<b>SPACE AVAILABLE</b>	Second Floor: 9,554 SF (Office) Ground Floor: 39,917 SF Lower Level: 55,697 SF
<b>LEASE RATE</b>	Negotiable
<b>CAM &amp; TAX</b>	To be determined

**TRAFFIC COUNTS**

<b>DIVISION STREET</b>	31,500 VPD
<b>5TH AVENUE S</b>	4,550 VPD
<b>W ST. GERMAIN STREET</b>	3,900 VPD



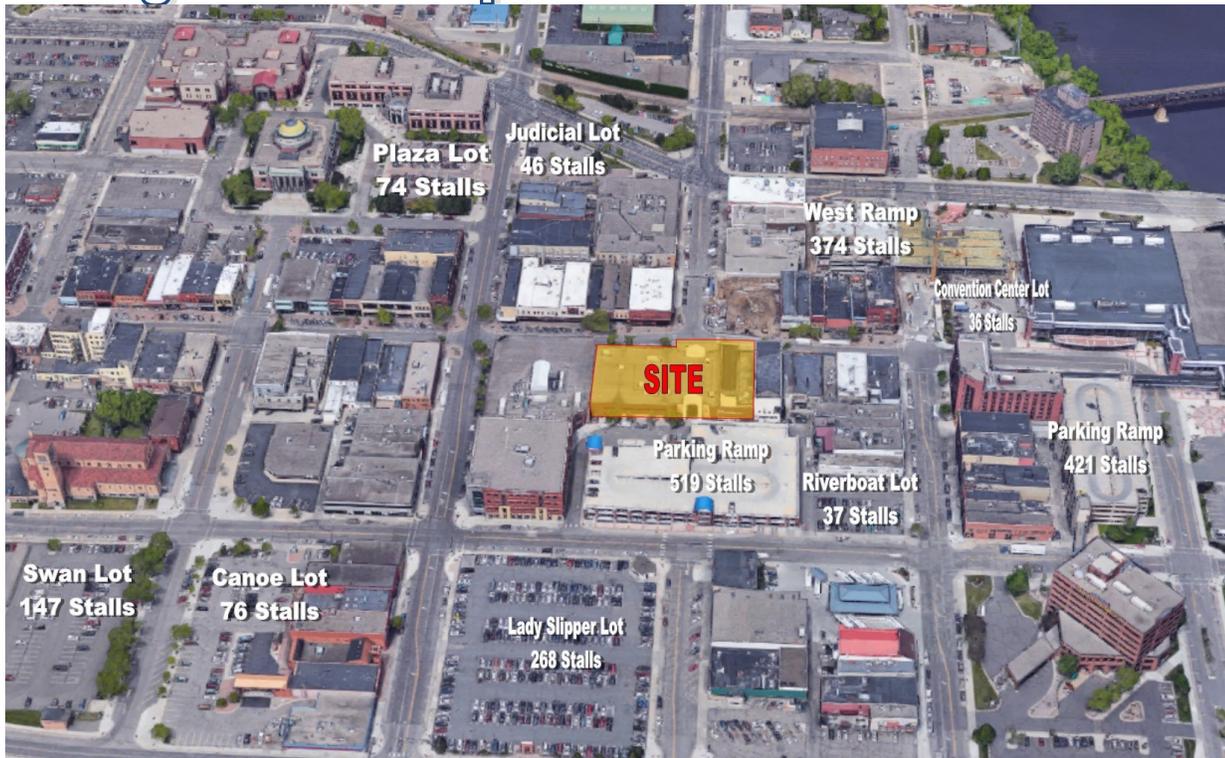
**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	16,835	65,588	101,720
<b>DAYTIME POPULATION</b>	20,772	92,283	127,964
<b>MEDIAN HH INCOME</b>	\$33,561	\$42,724	\$49,763
<b>AVERAGE HH INCOME</b>	\$48,074	\$62,378	\$68,154
<b>MEDIAN AGE</b>	24.2	30.5	32.2

**HIGHLIGHTS**

- In the historic downtown area of St. Cloud.
- Surrounded by many restaurants and boutiques.
- Building is adjacent to a multi-level public parking ramp.
- One block from the Riverside Convention Center

# Parking Lots/Ramps



# Downtown Activities



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