

COMMERCIAL BUILDING FOR SUBLEASE

100 Front St. | Pine River, MN | 56474



8,359 SF Box Store Available

Chad Sturm

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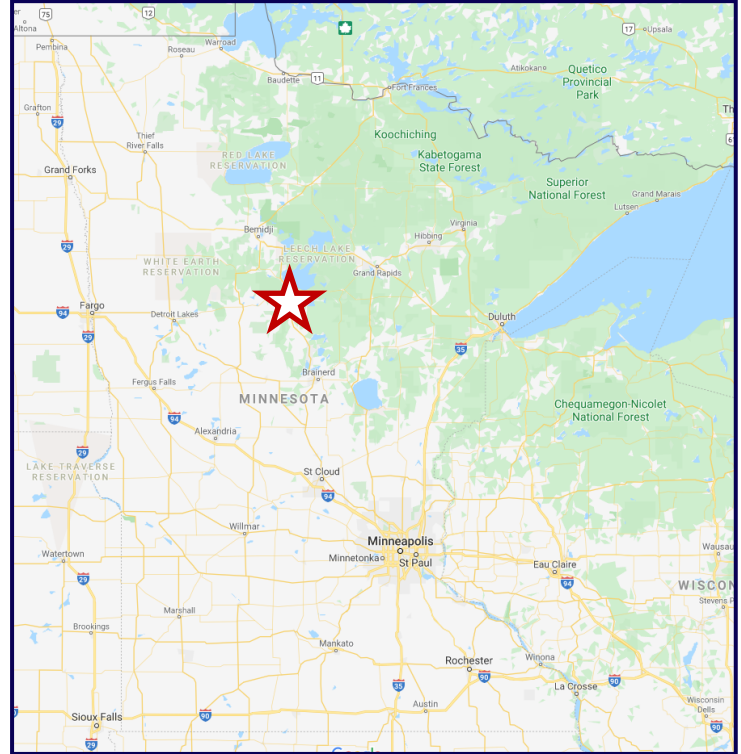
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	100 Front St.
CITY, STATE	Pine River, MN
TOTAL SPACE AVAILABLE	8,359 SF
LEASE RATE	Negotiable
TAX & CAM 2020	TBD
SUBLEASE TERM	3/31/2031
COUNTY	Cass
YEAR BUILT	1994



DEMOGRAPHICS

	5-MILE	10-MILE	15-MILE
POPULATION	3,628	9,768	20,105
DAYTIME POPULATION	1,413	3,629	8,092
MEDIAN HH INCOME	\$44,463	\$48,038	\$54,171
AVERAGE HH INCOME	\$58,783	\$64,261	\$73,889
MEDIAN AGE	46.5	47.1	49.7

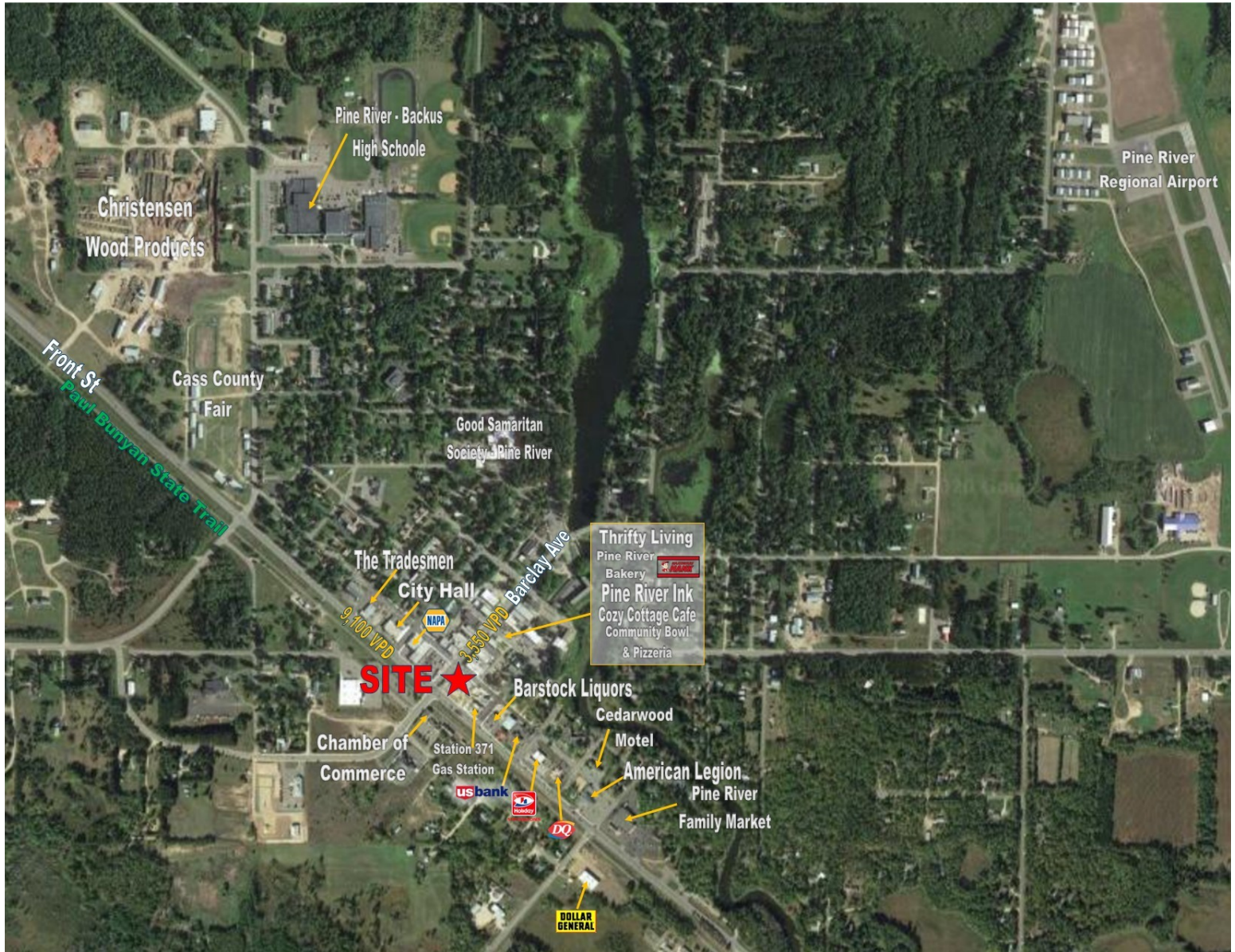
TRAFFIC COUNTS

FRONT ST.	8,600 VPD
BARCLAY AVE	2,250 VPD

HIGHLIGHTS

- Distances from major markets:
 - Brainerd: 26 Miles
 - Walker: 28 Miles
 - Park Rapids: 34 Miles
- Freestanding building with high visibility at the main intersection in Pine River.
- Direct access off of Highway 371.





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CENEX GAS STATION



NAPA AUTO PARTS



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DAIRY QUEEN



PINE RIVER FAMILY MARKET



DOLLAR GENERAL

