

FOR LEASE

FORMER CARQUEST

1898 Beam Avenue | Maplewood, MN | 55109



Located Adjacent to Maplewood Mall

Chad Sturm

612.436.1122
chad@upland.com

Sara Swenson

612.465.8523
sara@upland.com

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

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Main: 612.332.6600
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PROPERTY INFORMATION

ADDRESS	1898 Beam Avenue
CITY, STATE	Maplewood, MN
BUILDING SIZE	12,000 SF
LOT SIZE	1.01 Acres
SPACE AVAILABLE	5,495 SF
ASKING RENT	\$18.00 Net
CAM/TAX	\$6.50 PSF
ZONING	Business Commercial Modified



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	7,890	72,100	211,266
MEDIAN HH INCOME	\$54,598	\$61,124	\$56,543
AVERAGE HH INCOME	\$71,804	\$78,775	\$76,139
MEDIAN AGE	39.8	39.4	35.7

TENANTS

Sherwin - Williams Paints
Metro Dental
Rockler Woodworking & Hardware
Corner Home Medical
AT&T



TRAFFIC COUNTS

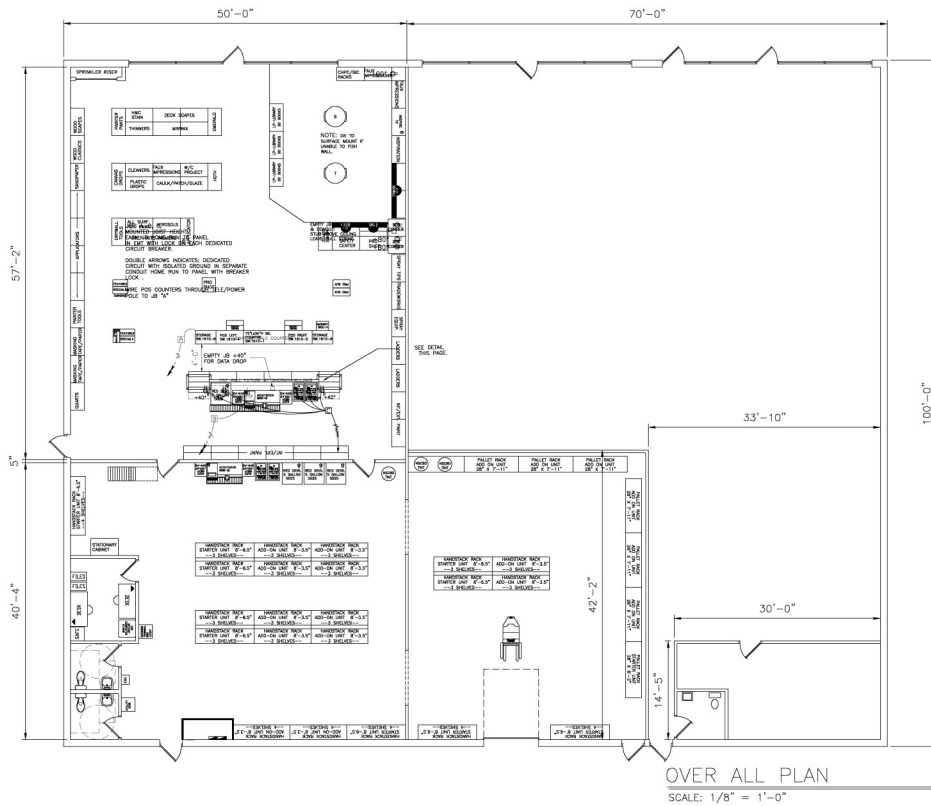
BEAM AVE	15,000 VPD
WHITE BEAR AVENUE	21,200 VPD
I-694	74,000 VPD

COMMENTS

Located directly across the street from Maplewood Mall with over 130 stores. The property has excellent visibility and access from the signalized intersection on Beam Avenue.







NOTE: THIS EXHIBIT PLAN HAS BEEN REVIEWED AND APPROVED BY:
MID WESTERN OUTDOOR GENERAL MANAGER, VP OF MARKETING, VP OF SALES AND
DISTRICT MANAGER, REGIONAL MANAGER IN FILE.

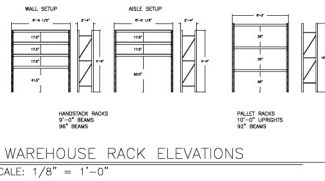
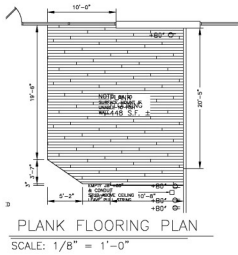
DIVISION GENERAL MANAGER:	DATE:
DIVISION VP OF MARKETING:	DATE:
AREA VP OF SALES:	DATE:
DISTRICT MANAGER:	DATE:
DISTRICT MANAGER:	DATE:
DISTRICT MANAGER:	DATE:
DISTRICT MANAGER:	DATE:
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OVER ALL PLAN
SCALE: 1/8" = 1'-0"

- NOTES:
1. ALL SALES FIXTURES AND TINTING EQUIPMENT ON THIS SHEET ARE FURNISHED AND INSTALLED BY SHERWIN WILLIAMS. SALES FIXTURES ALONG WALLS REQUIRE +88" CLEARANCE.
 2. MANNINGTON VINYL PLANK FLOORING PROVIDED BY SHERWIN WILLIAMS AND INSTALLED BY OTHERS.
 3. MAINTAIN MINIMUM CLEARANCES AS FOLLOWS. AISLES AND EGRESS PATHS BETWEEN FIXTURES AND RACKS MINIMUM 44". ADA CLEARANCES: 34" HIGH COUNTER, 48" ADA AISLES, 60" TURNING AREA IN RESTROOMS, 12" PUSH AND 18" PULL AT STRIKE OF DOOR JAMBS, MIN 32" CLEAR ALL DOORS, SEE ALSO ADA DETAILS. FROM RACK TO STRUCTURE ABOVE MINIMUM 18".
 4. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STOCKED IN ACCORDANCE WITH THE REQUIREMENTS FOR MERCANTILE USE AS DEFINED IN THE LATEST EDITION OF THE INTERNATIONAL FIRE CODE. SEE IFC TABLE 3404.3.6.3(1).

IFC TABLE 3404.3.6.3(1)

TYPE OF LIQUID	NONSPRINKLERED AREA (feet)	SPRINKLERED AREA (feet)	SPRINKLERED WITH IN-RACK PROTECTION (feet)
Flammable liquids:			
Class IA	4	4	4
Class IB	4	8	12
Class IC	4	8	12
Combustible liquids:			
Class II	6	8	12
Class IIIA	8	12	16
Class IIIB	8	12	20



SCHEMATIC DESIGN
MIDWESTERN OUTDOOR