



HIGHLAND BANK
St. Michael, MN
For Sale / Lease



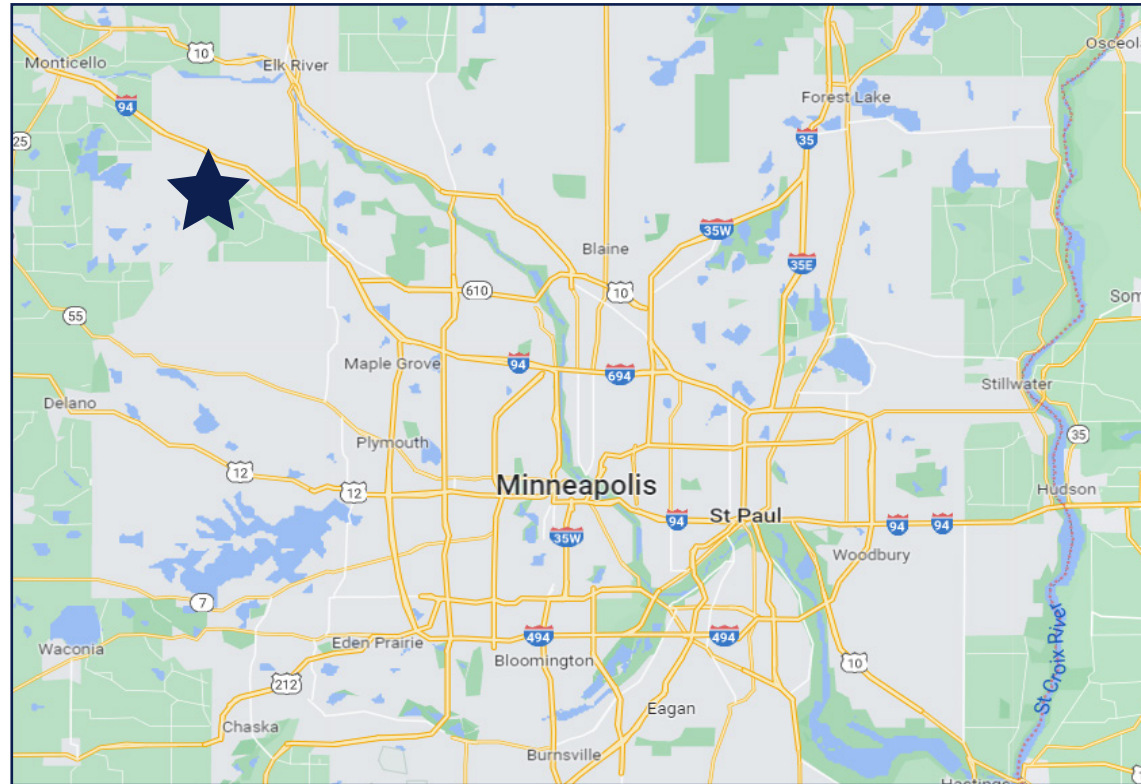
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*Look Upland. Where
Properties & People Unite!*

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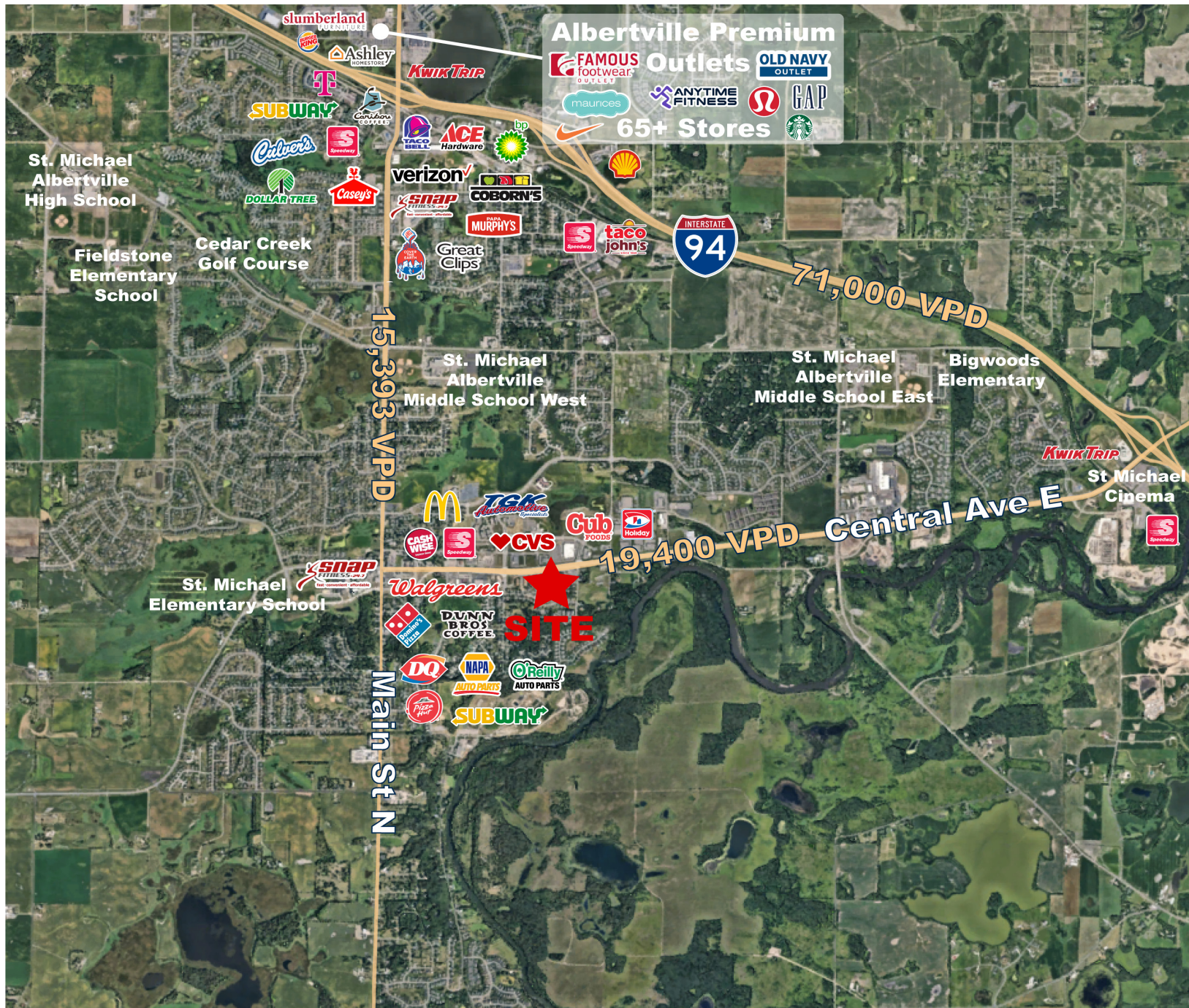
ADDRESS	701 Central Ave E
CITY, STATE	St. Michael, MN
LOT SIZE	80,000 SF
SPACE AVAILABLE	8,700 SF (Divisible)
SALE PRICE	\$1,950,000
LEASE RATE	Negotiable
TAX 2022	\$40,024
YEAR BUILT	1980
LOT SIZE	1.83 Acres
PARKING	40

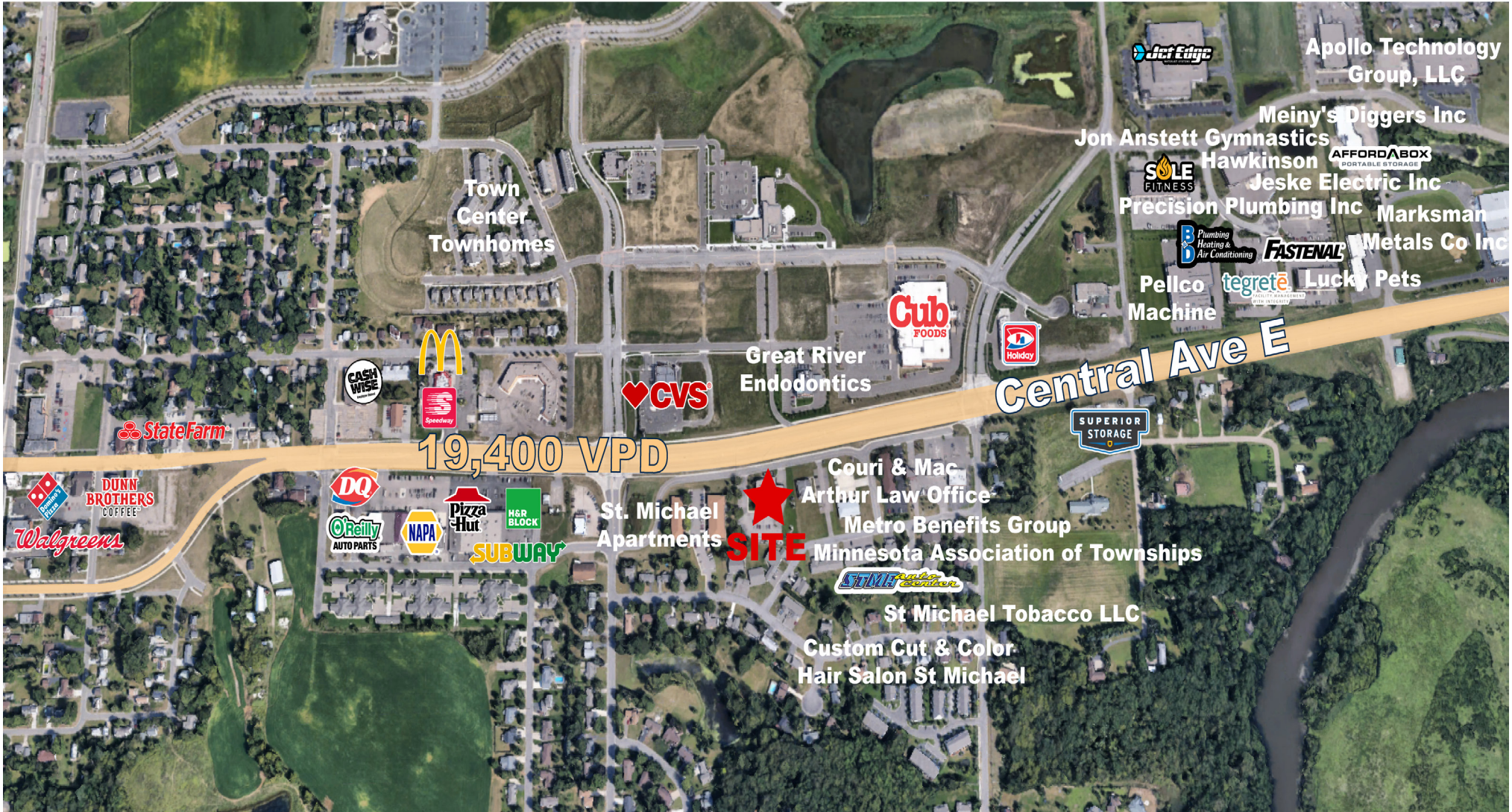


HIGHLIGHTS:

- Traffic counts average 19,400 vehicles per day in front of the property on Central Ave E
- Area retailers include Cub Foods, CVS, Walgreens, Subway, Domino's, O'Reilly Auto Parts, and more
- Drive thru opportunity
- Free standing building
- Located in the main trade area of St. Michael
- Across Central Ave from Cub Foods, the only grocer in the city
- Near multiple corporate headquarters like; J&B's, Die Technology and Nanotech Precision, and New Plastics Plus, Inc.
- Trade area seeing large amounts of commercial development
- Located 25 minutes from downtown Minneapolis and 35 minutes from St. Cloud
- Ranked #3 best city to live in Minnesota according to Life in Minnesota
- The St. Michael Public School District is ranked #16 in the state by U.S. News

2021 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,479	27,997	47,572
MEDIAN AGE	34.1	32.8	33.8
MEDIAN HH INCOME	\$99,433	\$105,734	\$110,660
AVERAGE HH INCOME	\$98,589	\$112,755	\$122,700





19,400 VPD

Central Ave E

★
SITE

Town Center
Townhomes

Great River
Endodontics

Cub
FOODS

CVS

State Farm

CASH WISE

McDonald's

Speedway

DUNN BROTHERS
COFFEE

Walgreens

DQ

O'Reilly
AUTO PARTS

NAPA

Pizza
Hut

H&R
BLOCK

SUBWAY

St. Michael
Apartments

Couri & Mac
Arthur Law Office

Metro Benefits Group

Minnesota Association of Townships

St Michael Tobacco LLC

Custom Cut & Color
Hair Salon St Michael

Jef Edge

Apollo Technology
Group, LLC

Meiny's Diggers Inc

Jon Anstett Gymnastics

Hawkinson

AFFORDABOX
PORTABLE STORAGE

Jeske Electric Inc

Precision Plumbing Inc

Marksman
Metals Co Inc

Plumbing
Heating &
Air Conditioning

FASTENAL

Pelco
Machine

tegretē

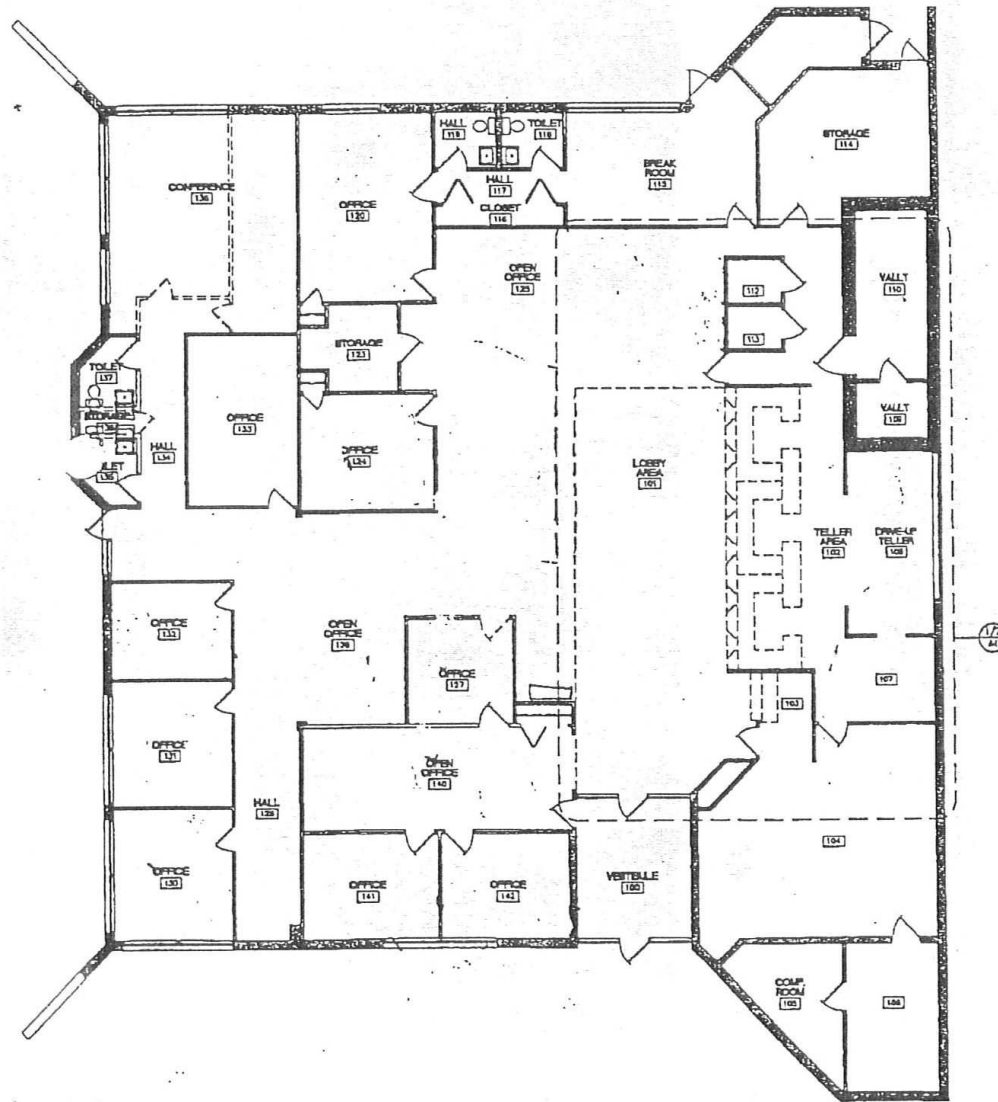
Lucky Pets

Holiday

SUPERIOR
STORAGE

STIME
Auto Center

FLOOR PLAN







UPLAND

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