



OFFERING SUMMARY

Lease Rate:	\$18/SF NNN (\$3,843.00/Month)
Building Size:	13,560 SF
Available SF:	2,562 SF
Lot Size:	33,610 SF
Year Built:	2005

PROPERTY OVERVIEW

Introducing Suite 100 at Sartell Center - a prime opportunity for an office or retail space in Sartell, MN. This 2,562 SF suite, formerly occupied by a corporate banking tenant, offers a well-appointed configuration including a reception area, seven offices with windows, a kitchen, two restrooms, and a large open work area. The property also features private restrooms, shares 100+ off-street parking spaces, and offers prime visibility with a large pylon sign available for exposure from Highway 15. With lease terms at \$18/SF NNN (\$3,843.00/Month) plus utilities, this space presents great potential in a highly sought-after location.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	14,845	36,156	53,745
Total Population	36,266	91,707	138,355
Average HH Income	\$91,536	\$84,468	\$86,815

Mark Maetzold

Senior Advisor

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ADVISORS



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

High traffic retail location at the stop light intersection of County Road 29 and highway 15, in the growing community of Sartell, MN.

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