

OFFICE/RETAIL SPACE

GAUGHAN

UP TO 1,790 SF

THE PLAZA

56 BROADWAY AVE

FOREST LAKE, MN 55025



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EXECUTIVE SUMMARY

56 EAST BROADWAY AVE, FOREST LAKE, MN 55025



OFFERING SUMMARY

Available SF:	1,790 SF
Lease Rate:	Negotiable
Building Size:	20,783 SF
2019 CAM/Taxes:	\$10.60

PROPERTY HIGHLIGHTS

- Mixed-Use Project Downtown Forest Lake
- Visibility off Hwy 61
- 22,000-9,000 VPD on Broadway Ave
- 19,000 VPD on Hwy 61
- Lake Front Property with Boat Access and Amazing Views
- Neighboring Park for Recreational and Weekly Events
- Gas and Electric Included in CAM/Taxes
- Located in the Heart of Forest Lake with its Large Economic Growth and Expanding Population
- Tenants Include: Johnson and Turner Law, Coldwell Banker, Allstate Insurance, La Grande Salon, and Gaughan Companies

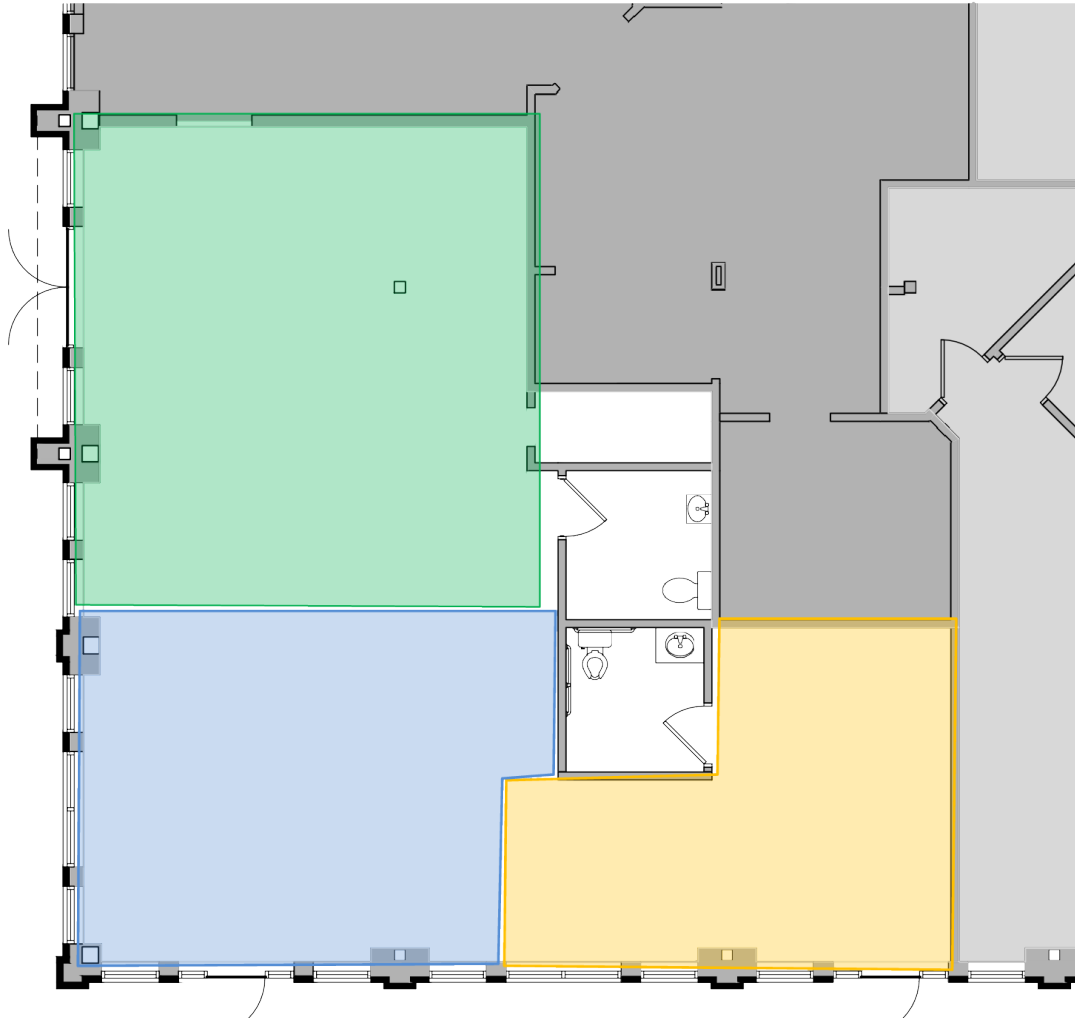
ADDITIONAL PHOTOS

56 EAST BROADWAY AVE, FOREST LAKE, MN 55025



FLOOR PLANS- 1-3 SUITES AVAILABLE (600-1,790 SF)

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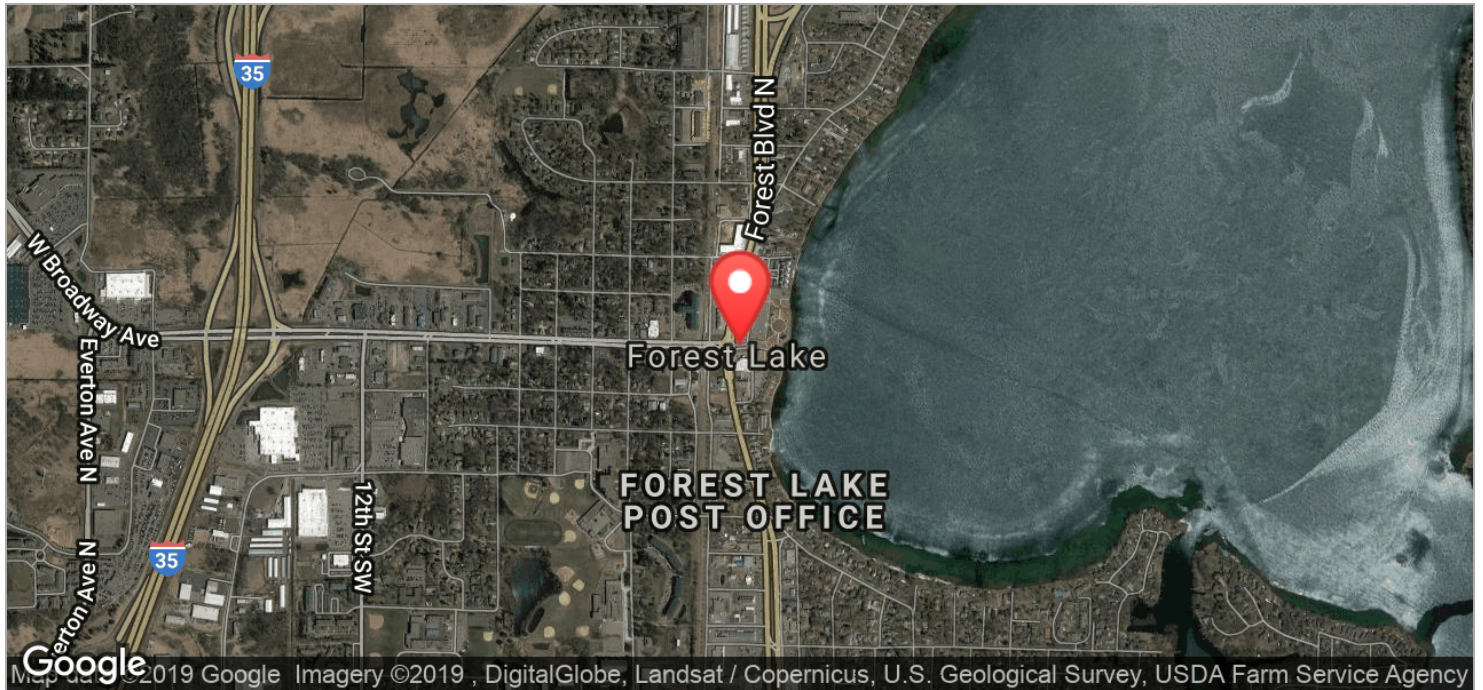
RETAILER MAP

56 EAST BROADWAY AVE, FOREST LAKE, MN 55025



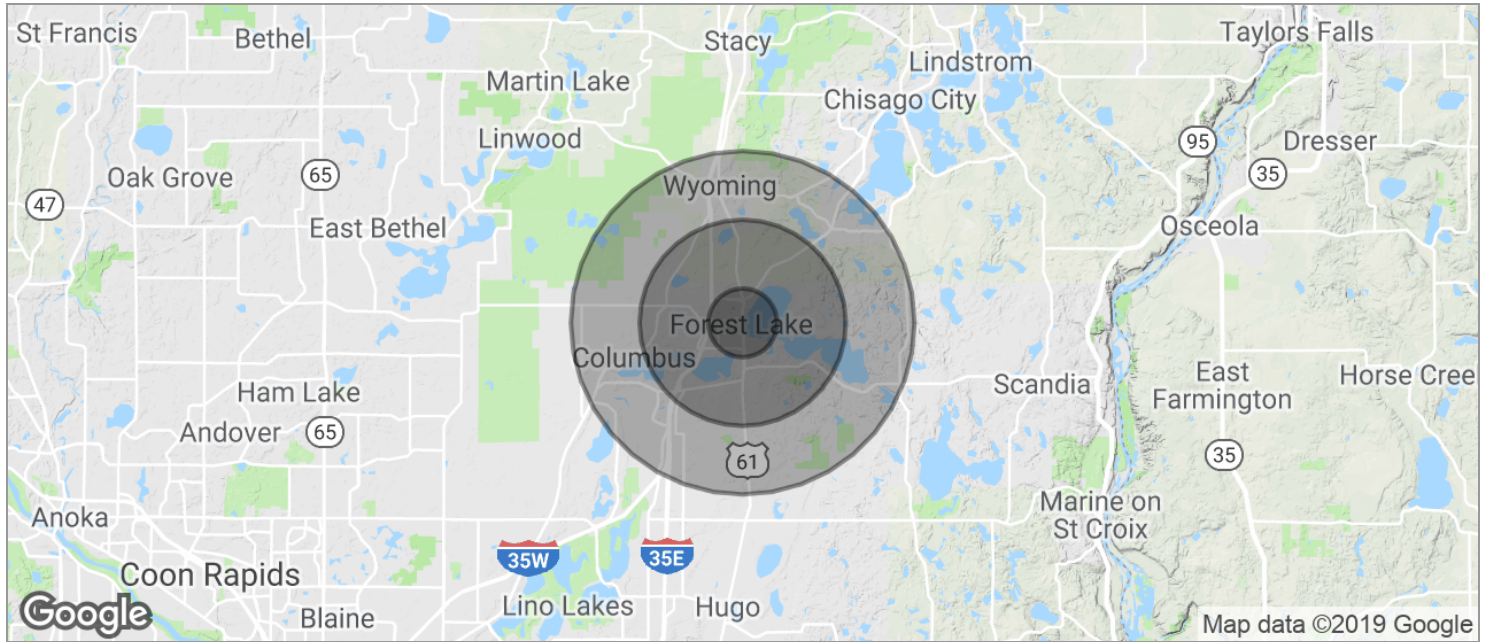
LOCATION MAPS

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DEMOGRAPHICS MAP

56 EAST BROADWAY AVE, FOREST LAKE, MN 55025



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	3,499	17,058	29,533
MEDIAN AGE	36.3	37.0	37.7
MEDIAN AGE (MALE)	35.3	36.7	37.6
MEDIAN AGE (FEMALE)	37.4	37.7	38.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,457	6,835	11,405
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$62,548	\$70,645	\$77,773
AVERAGE HOUSE VALUE	\$386,046	\$381,378	\$368,512
RACE			
% WHITE	92.8%	94.6%	95.8%
% BLACK	0.6%	0.6%	0.5%
% ASIAN	1.3%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.3%	0.9%	0.6%
% OTHER	0.4%	0.4%	0.4%
ETHNICITY			
% HISPANIC	2.0%	2.5%	2.8%

* Demographic data derived from 2010 US Census