

# DIVISION PLACE

st. cloud, minnesota



**MID-AMERICA**<sup>®</sup>  
Real Estate-Minnesota, LLC

**AVAILABLE FOR LEASE**



**RETAIL OPPORTUNITY**



# DIVISION PLACE FOR LEASE



## address

2700 Division Street  
St. Cloud, MN 56301

## availability

2,000 SF - 7,330 SF

## 2018 rates (budgeted psf)

DIVISION PLACE I		DIVISION PLACE II	
CAM	\$2.88	CAM	\$2.95
INS	\$0.12	INS	\$0.12
RE TAX	\$2.89	RE TAX	\$2.65
<b>TOTAL</b>	<b>\$5.89</b>	<b>TOTAL</b>	<b>\$5.72</b>

## features

- Under new ownership
- Located at Division Street & 29th Ave. (lighted intersection)
- Pylon signage available
- Two blocks east of Crossroads Center (890,000 SF GLA & 90 mile draw)
- St. Cloud MSA Population of 192,000 & 27,000 college students
- 3 Miles west of St. Cloud State University (17,000 students)
- Strong tenant sales from existing tenants

## co-tenants



## area retailers



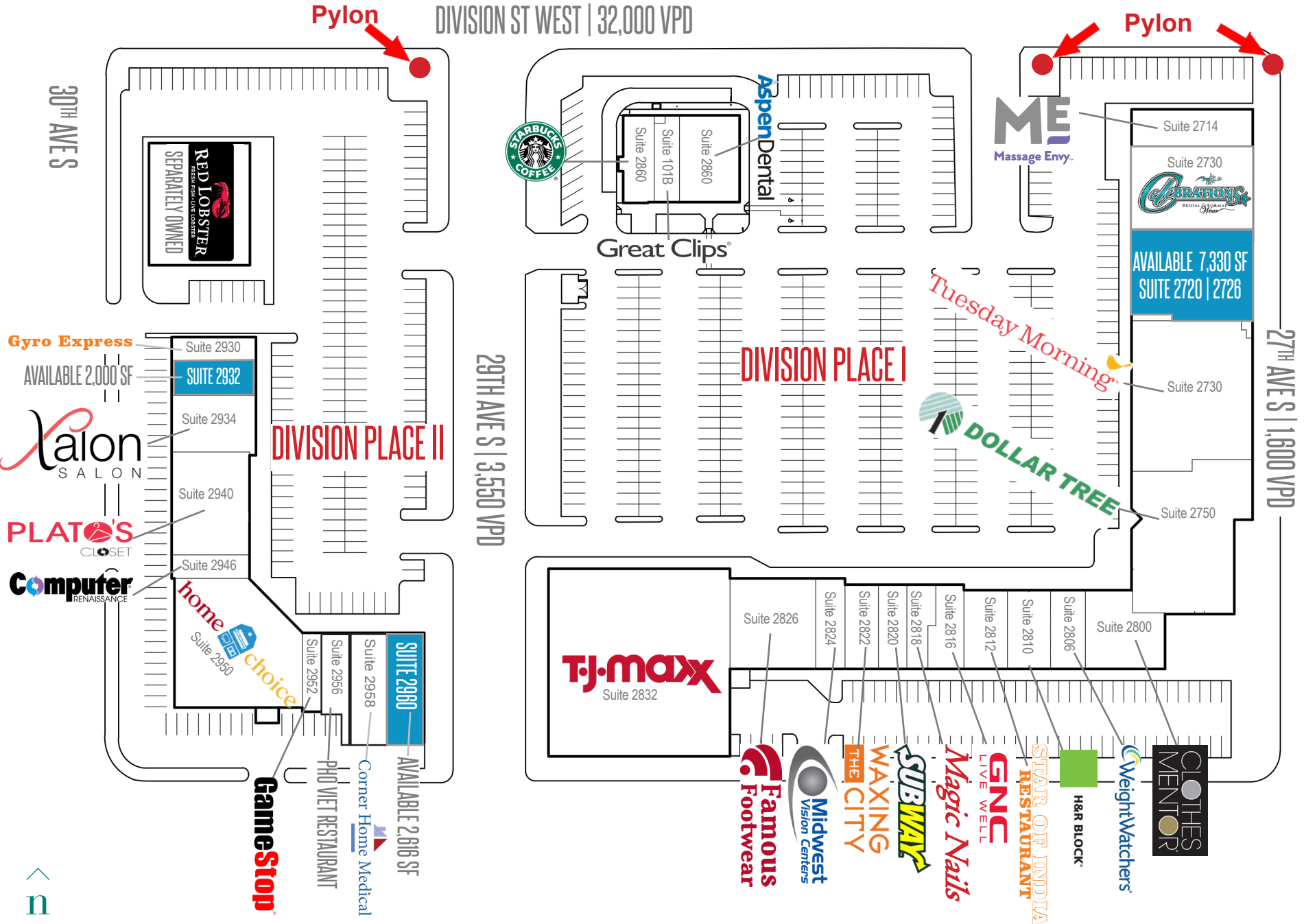
LUNDS & BYERLYS



## demographics

	1 MILE	3 MILE	5 MILE
POPULATION	11,405	70,475	101,272
HOUSEHOLDS	4,758	28,030	39,807
AVG HOUSEHOLD INCOME	\$57,906	\$60,511	\$63,810
DAYTIME POPULATION	24,973	86,349	105,506

# DIVISION PLACE FOR LEASE



NP1713115



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# DIVISION PLACE | MARKET AREIAL



**RIVERTOWN VILLAGE**  
**LEEANN CHIN** **OLD NAVY**  
**Office DEPOT** **ULTA**  
**BED BATH & BEYOND** **PartyCity** **GAP**

**PETSMART**  
**NORTHERN TOOL & EQUIPMENT**  
**Dunham's**

**COSTCO WHOLESALE**  
 (proposed)

**COSTCO WHOLESALE**  
 (proposed)

**DIVISION ST. PLAZA**  
**savers**  
 CHUCK & CHEESE'S

**KOHL'S**  
**CASH WISE**

**BEST BUY** **Michaels**

**FRESH 'N THYME**  
**DICK'S SPORTING GOODS**  
**five BEER**

SHOPKO

BARNES & NOBLE

**Holiday Inn**

**Days Inn**

**MATTRESS FIRM**  
**noelles**

HOMEWOOD SUITES

**CROSSROADS CENTER**  
 macys JCPenney

**TARGET** **SCHEELS** **FOREVER 21**

**WEST POINT SHOPS**  
**Pier 1 imports** **HOM FURNITURE**  
**CherryBerry** **MONGO'S GRILL** **BUFFALO WILD WINGS**

**Great Clips** **Burlington**

**Miller**

**Ford**

**O'Reilly**

**SITE**

28TH AVE S | 3,550 VPH

Pylons

Pylon

27TH AVE S | 1,600 VPH

**Walgreens**

**L&B** **planet fitness**  
**LUNDS & BYERLYS** **PawnAmerica**  
**OfficeMax**

**FedEx Kinko's**  
**PAPA JOHNS**  
**Caribou COFFEE**

**DIVISION PLACE**  
**TJ-maxx** **DOLLAR TREE**  
**Great Clips** **AspenDental**  
**Tuesday Morning** **CLOTHES MENTOR**  
**PLATO'S CLOSET** **Corner Home Medical** **ME Massage Envy**  
**Famous Footwear** **WAXING THE CITY** **STARBUCKS COFFEE**  
**SUBWAY** **GameStop**

33RD AVE N | 13,300 VPH

DIVISION ST WEST | 31,500 VPH

2ND ST S | 28,500 VPH

28,000 VPH

2ND ST S | 19,100 VPH

19,500 VPH

15

23

23

15

23



# DIVISION PLACE FOR LEASE ST. CLOUD, MN

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