



# 2520 WHITE BEAR AVENUE N

Maplewood, MN 55109

## Retail/Office/Medical Space For Lease

### Highlights and Features:

- Easy access to White Bear Avenue and Hwy 36
- Great visibility and signalized intersection
- Building and pylon signage available
- Parking: 100 spaces
- Area Tenants: Hy-Vee, Caribou Coffee, Home Depot, Goodwill, Chipotle, Cub Foods, Burger King and Rejuvenation MedSpa

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 4,393, 3 miles - 40,417 and 5 miles - 127,523
- Average Household Income: 1 mile - \$63,875, 3 miles - \$67,065 and 5 miles - \$64,776
- Traffic Counts: 23,500 vpd on White Bear Avenue, 31,987 vpd on Hwy 36 and 8,100 vpd on 11<sup>th</sup> Avenue E

### Space Available:

- Suite 200: 3,923 sf
- Suite 400: 1,452 sf
- Lease Rate: Negotiable Gross



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## Suite #200



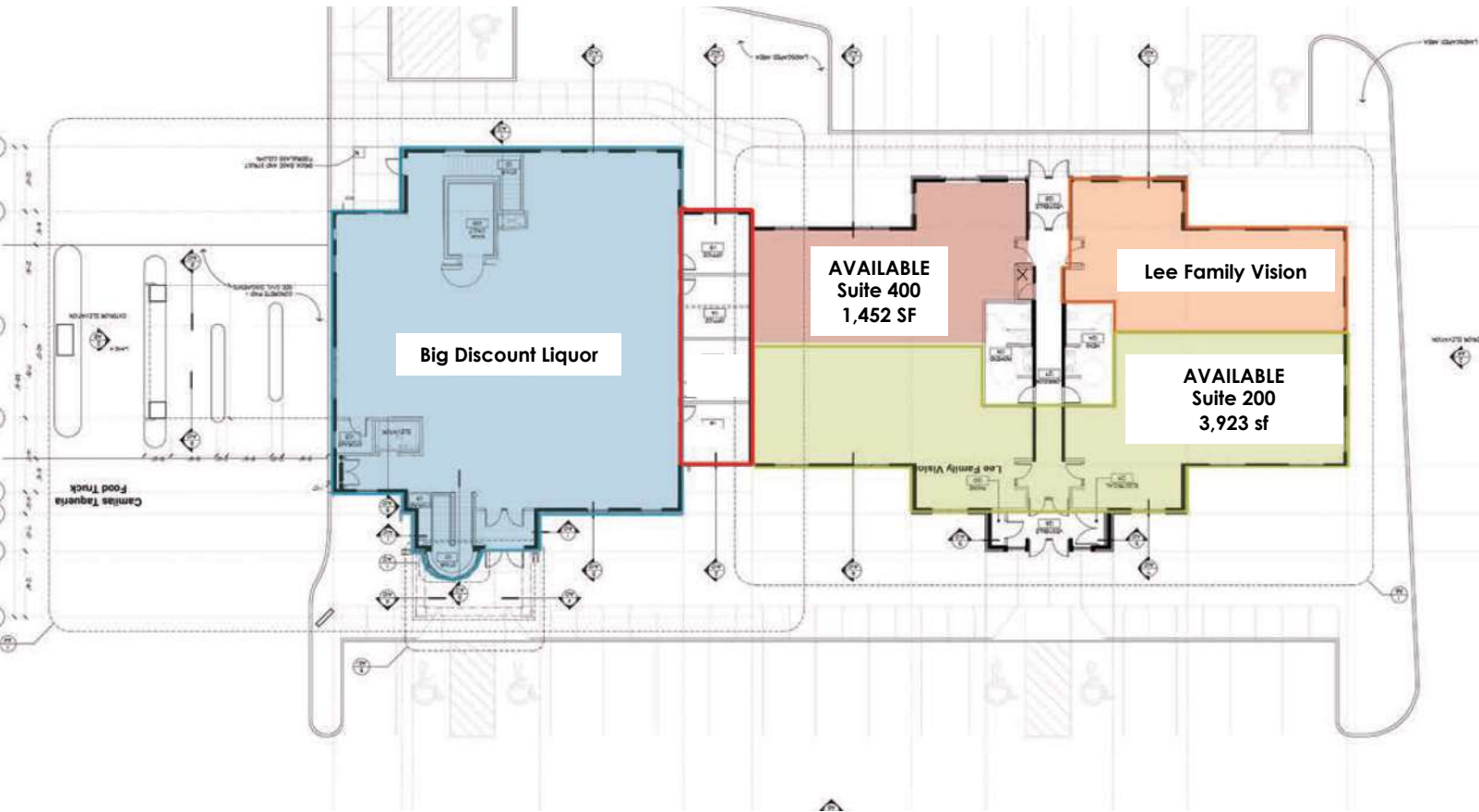
### Suite #200 Highlights:

- Large waiting room with reception desk
- 2 private offices (one divided with 3 cubicles and a larger one with windows)
- 8 patient suites with cabinetry; 4 of those have windows and one has a sink.
- Lab/work area with sink and tons of cabinets
- Breakroom with sink, cabinetry and space for a table
- X-ray area
- Lots of extra storage

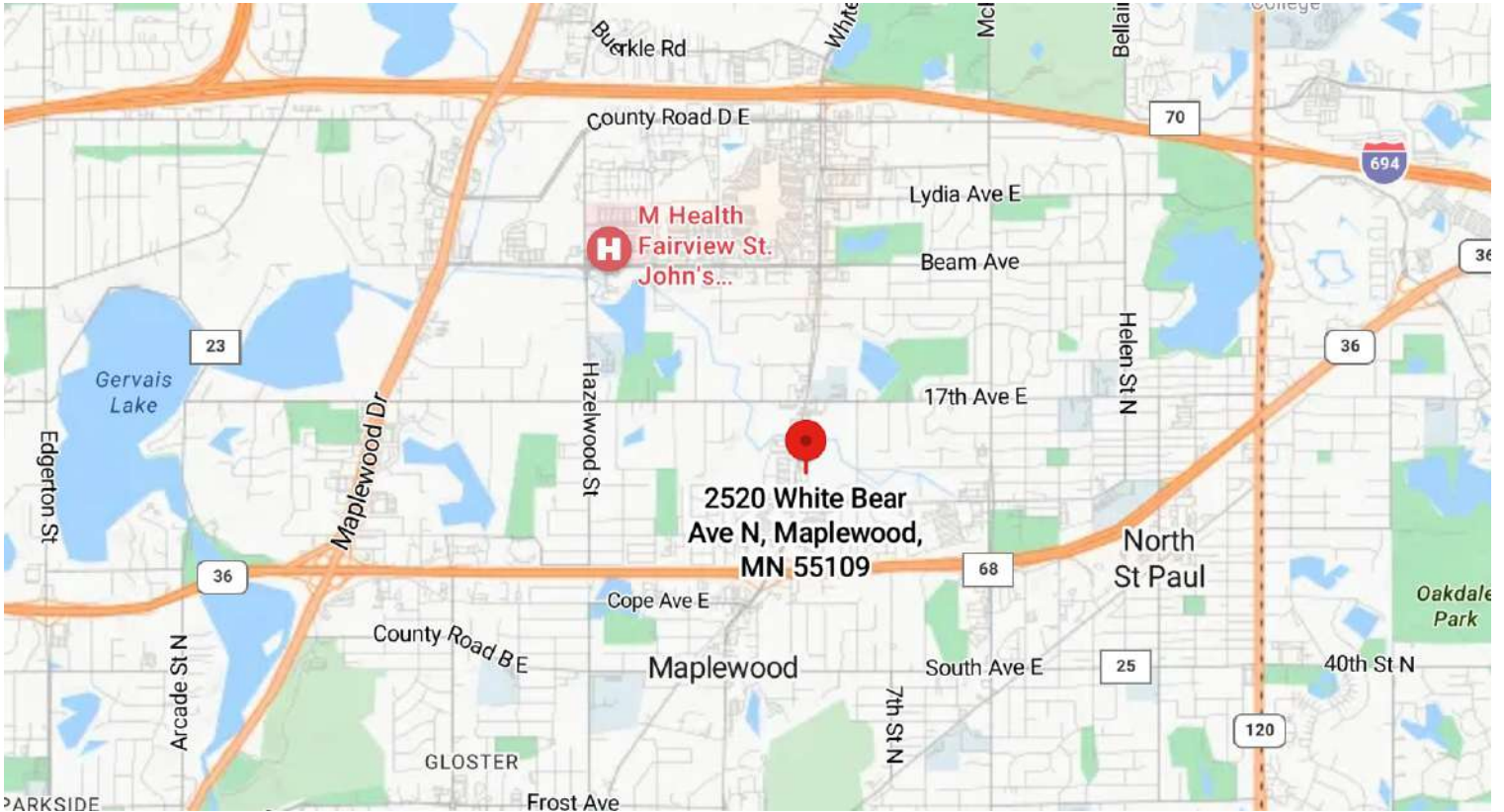




# Site Plan



## Map



## Aerial



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