



955 WEST BROADWAY AVENUE

Forest Lake, MN 55025

Retail/Office Space For Lease On West Broadway Avenue in Forest Lake!

Highlights and Features:

- In the heart of the business district
- Local and regional trade area
- Just 2 blocks off I-35 and Forest Lake exit
- High traffic counts
- Great visibility
- 2 access points: West Broadway Avenue and First Avenue NE
- Area tenants include Home Depot, Chipotle, Walmart Supercenter, Tires Plus, Northern Tool, Perkins, Running Aces Casino, Hotel and Racetrack, and more

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,223, 3 miles - 12,795, and 5 miles - 21,300
- Average Household Income: 1 mile - \$55,528, 3 miles - \$77,808, and 5 miles - \$78,262
- I-35 - 67,590 vpd, and W Broadway Ave - 24,665 vpd

Available For Lease

- 780 sf
- 555 sf (drive-thru available)
- Lease Rate: Negotiable



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
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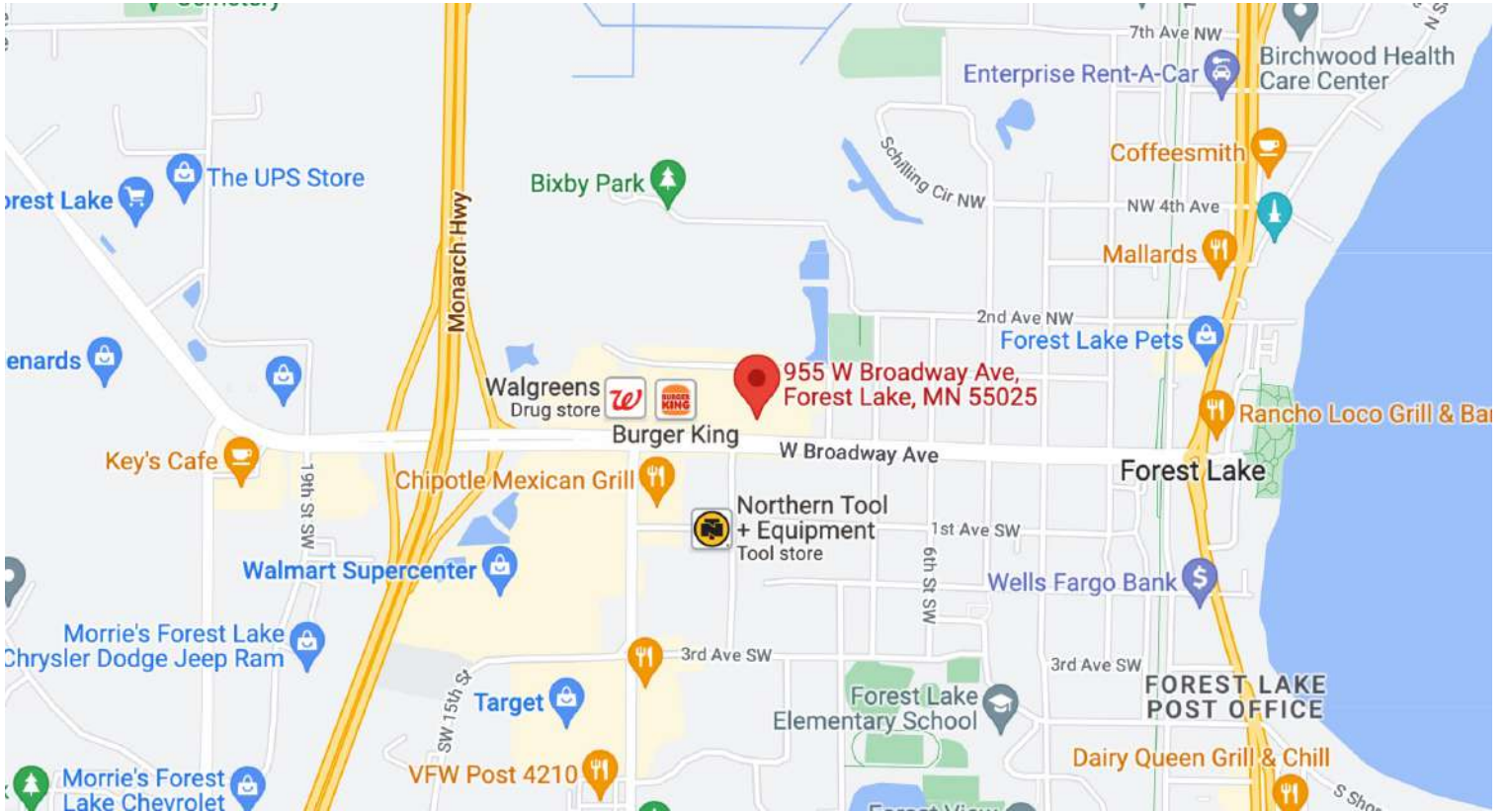
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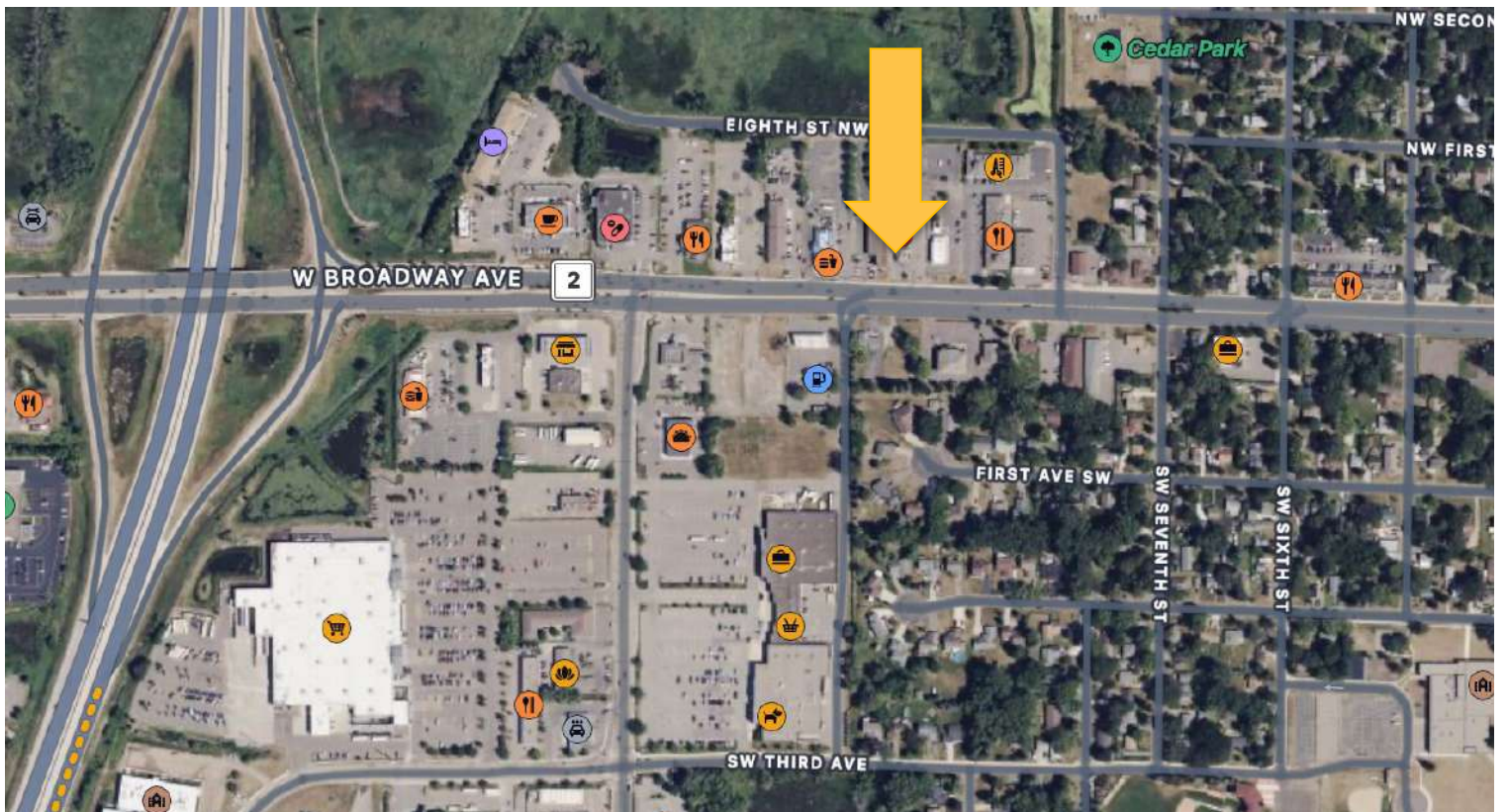
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Map



Aerial



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