



## For Lease

Lease Rate:  
Negotiable

### Space Available:

- 780 sf
- 555 sf(drive-thru available)

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# 955 W Broadway Ave Forest Lake, MN 55025

Retail/Office Space For Lease  
On West Broadway Ave 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 Northeast
- Area tenants include Home Depot, Chipotle, Walmart Supercenter, Tires Plus, Northern Tool, Perkins, Running Aces Casino, Hotel and Racetrack, and more

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# For Lease

## Property Information

Address: 955 W Broadway Ave, Forest Lake, MN 55025

PID's: 08.032.21.22.0059, 08.032.21.22.0057,  
08.032.21.22.0026 and 08.032.21.22.0025

Building SF: 4,680

Available for Lease: 

- 780 SF
- 555 SF (drive-thru available)

Parcel Area: 1.18 acres, 51,596 SF

Year Built: 2001

Zoning: B2 - Highway Business District

2025 Tax: \$23,374

Lease Rate: Negotiable





# Location Overview

## Demographics:

### Average Household Population

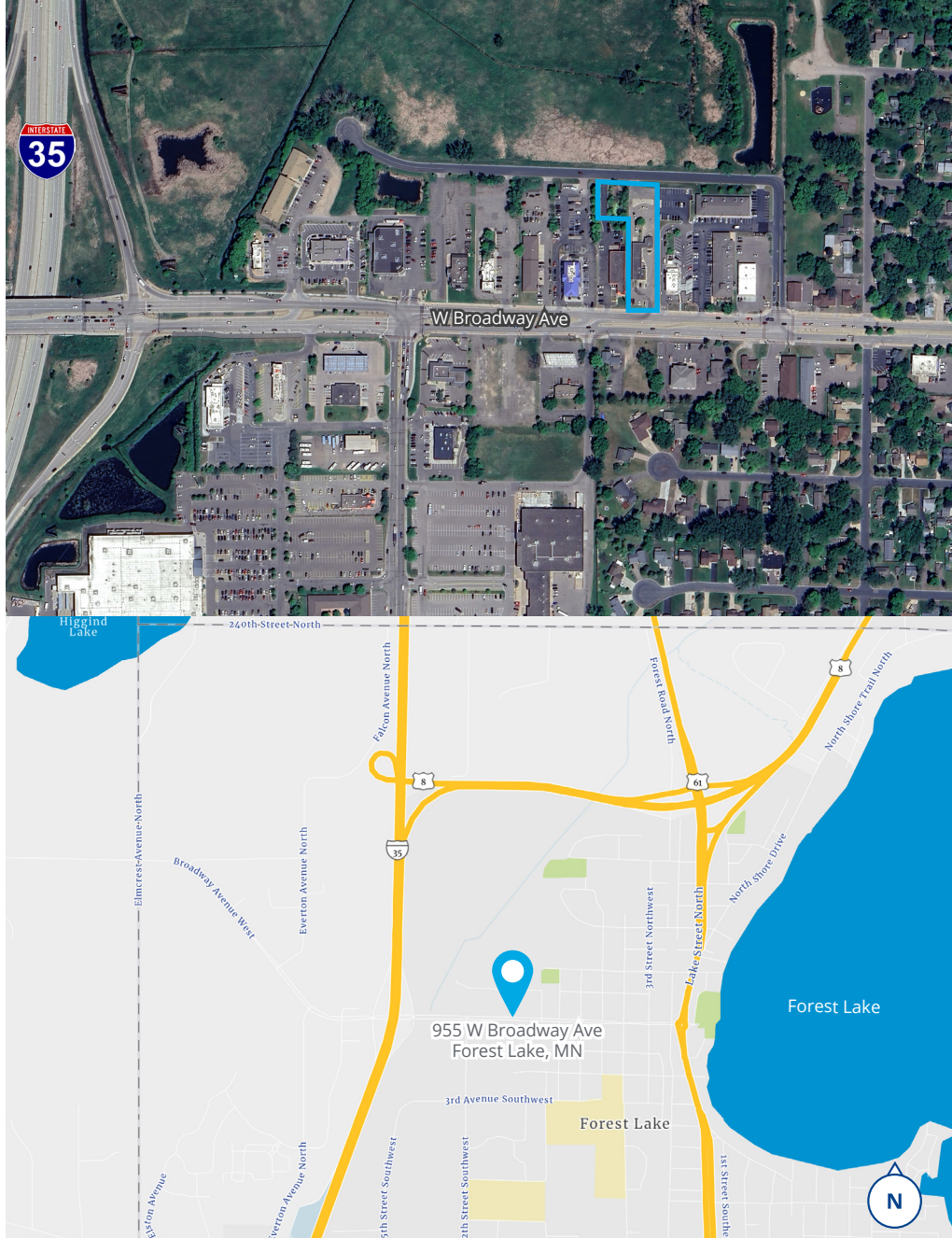
|         |        |
|---------|--------|
| 1 Mile  | 3,223  |
| 3 Miles | 12,795 |
| 5 Miles | 21,300 |

### Average Household Income

|         |          |
|---------|----------|
| 1 Mile  | \$55,528 |
| 3 Miles | \$77,808 |
| 5 Miles | \$78,262 |

## Traffic Counts:

- I-35 - 67,590 vpd
- W Broadway Ave - 24,665 vpd



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