



FOR LEASE

SPACE AVAILABLE

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

AVAILABLE UNDER NEW CONSTRUCTION:

- 1,697 sf and 1,680 sf

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955 W BROADWAY AVENUE

Forest Lake, MN 55025

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

HIGHLIGHTS and FEATURES

- Redevelopment opportunity
- 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
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

2026 Tax: \$24,132

Lease Rate: Negotiable



LOCATION OVERVIEW

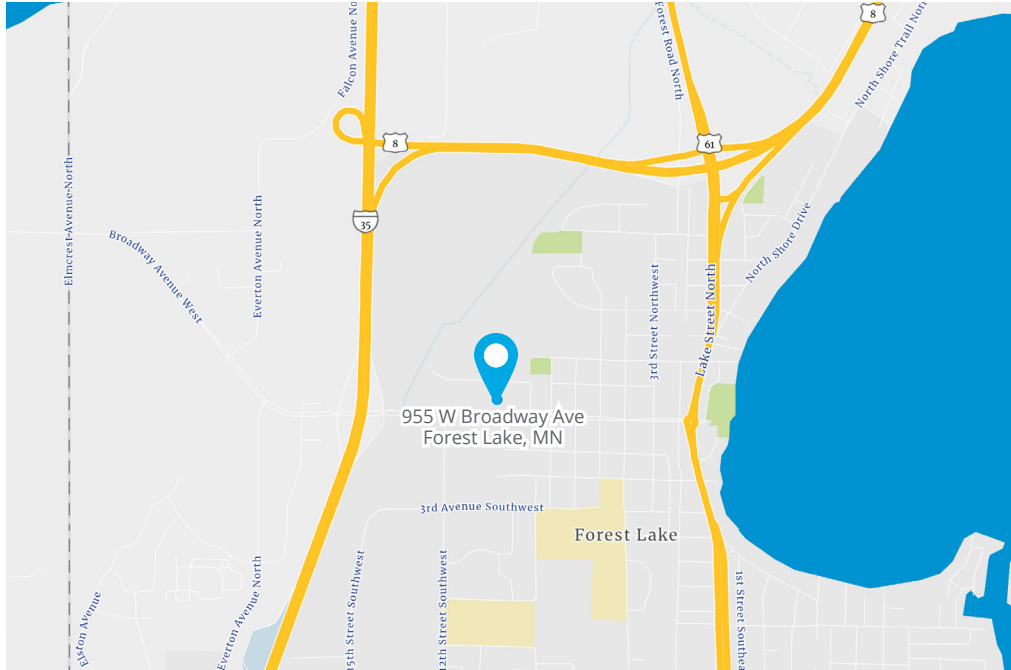
DEMOGRAPHICS

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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