

# New Retail Location



## Prime Space Available

### General Information:

- 2,100 sq. ft. available in this new 5,700 sq. ft. complex.
- Located across the street from the new Scheels Store and Food Court in Crossroads mall.
- Von Hanson's Meats is other tenant

## Lease Rate

Base Rate \$18.00psf  
Estimated CAM \$4.00psf

*Available March 2006*



**EPIC PROPERTIES**

**320-230-3000**

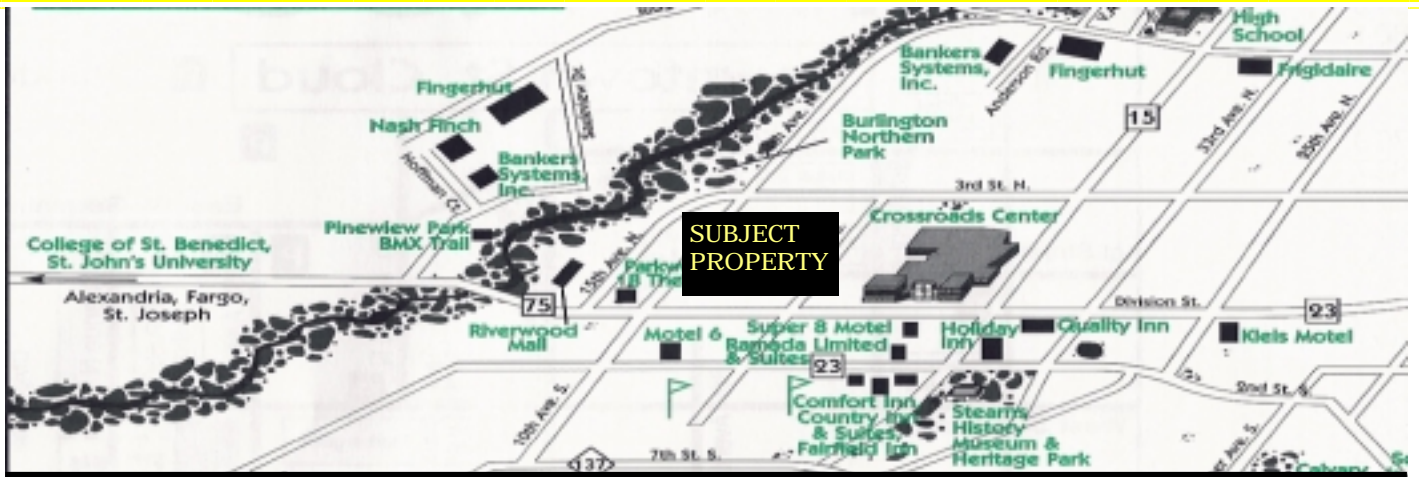
**Bruce Stainbrook**

**P.O. BOX 7571**

**St. Cloud, MN 56302**

The above information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Epic Properties guarantees the accuracy of such information.

# Site Information



## Location Facts

Location..... 1st Street N and Waite Ave. Waite Park, MN  
Description... Quality 5,700 sq. ft. built by DM Building Corp.  
Trade Area... Population of Trade Area from 2000 Census, 375,867  
Retail Sales... Area has the highest retail sales North of the Twin  
Cities Metro Area  
Traffic Count.. Approx. 35,000 cars at Waite Ave and Division (2003)

## Nearby Businesses

|                    |                       |                |
|--------------------|-----------------------|----------------|
| Crossroads Mall    | Olive Garden          | Best Buy       |
| West Side Liquor   | Sportsman's Warehouse | Caribou Coffee |
| Von Hanson's Meats | Cashwise Foods        | Michael's      |
| Pizza Hut          | Shopko                | Target         |
| Applebee's         | 3rd Street Plaza      | TGI Fiday's    |

## Comments

*Situated next to West Side Liquor and across the street from Crossroads Mall this new building is a much needed addition to the area's retail environment. The exceptional location combined with superior accessibility will make this the perfect retail site. This new complex has everything to capitalize on the west sides continued expansion.*



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