

New Retail Location



Prime Space Available

General Information:

- 1,400 to 7,000 sq. ft. available in this new complex.
- Located across the street from the new Scheels Store and Food Court in Crossroads mall.
- Controlled intersection

Lease Rate

Base Rate \$16.00psf
Estimated CAM \$4.00psf

Available August 2006



EPIC PROPERTIES

320-230-3000

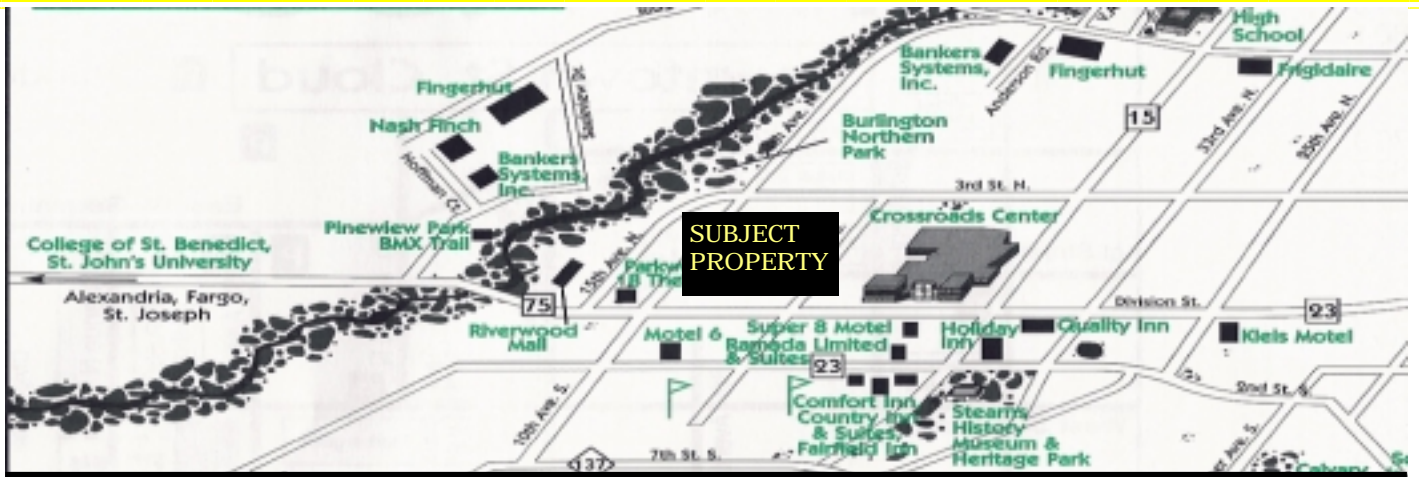
Bruce Stainbrook

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..... 2nd Street N and Waite Ave. Waite Park, MN
Description... Quality 7,000 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 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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