

WESTLAKE CENTER

119-289 12th Street SW, Forest Lake, MN 55025



RETAIL SPACE FOR LEASE



BUILDING

Type: Retail

Tenancy: Multiple

Year Built: 1988

GLA: 100,571 SF

Floors: 1

Docks: 6

Construction: Masonry

Land Area: 13.52 AC

AVAILABILITY

Available Space: Suite 279

Floor: 1st

Size: 9,580 SF

Rent: Negotiable

AMENITIES

- Dedicated Turn Lane
- Pylon Sign
- Signalized Intersection
- 458 parking spaces; 4.51/1,000 SF
- Easy access to and from I-35

CURRENT TENANTS

- PetSmart
- OfficeMax
- Aldi
- Subway
- Great Clips
- Northern Tool + Equipment
- Verizon Wireless
- Westlake Warehouse Liquors



Kevin Peck

2550 University Ave. W. Suite 416-S
St. Paul, MN 55114
612-834-2250 | KevinPeck@Suntide.com

Derrick Jensen

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St. Paul, MN 55114
651-209-9628 | Derrick@Suntide.com

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,216	14,320	20,227
Male	2,077	2,138	4,216
Female	2,138	6,977	9,860
Average HH income	\$66,048	\$76,107	\$78,262
Average House Value	\$388,615	\$383,101	\$354,040

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
Estimated # of Households*	2,111	4,213	8,229
Average Household Size	2.4	2.5	2.6

* Projected for 2020 Census

AERIAL MAP

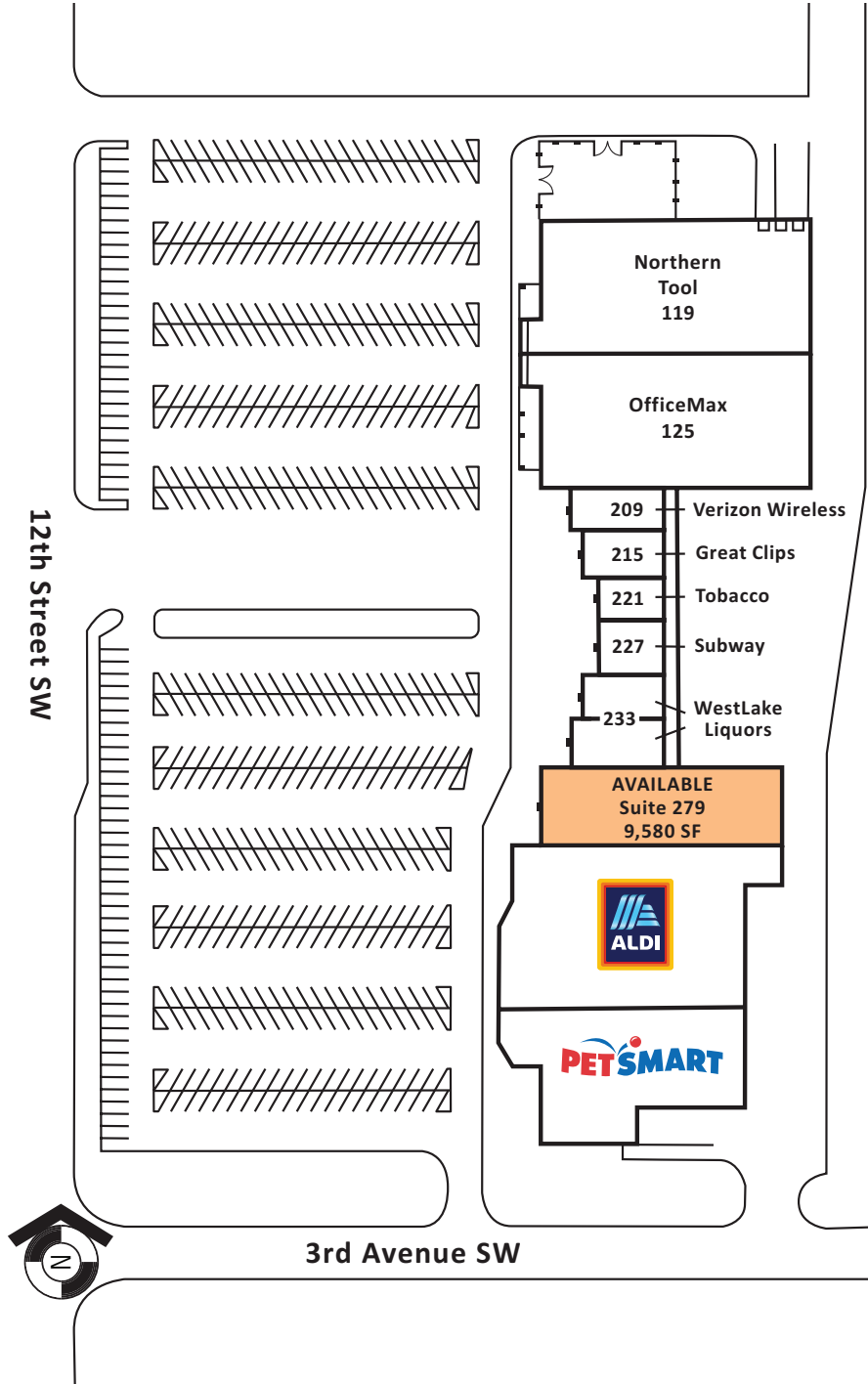


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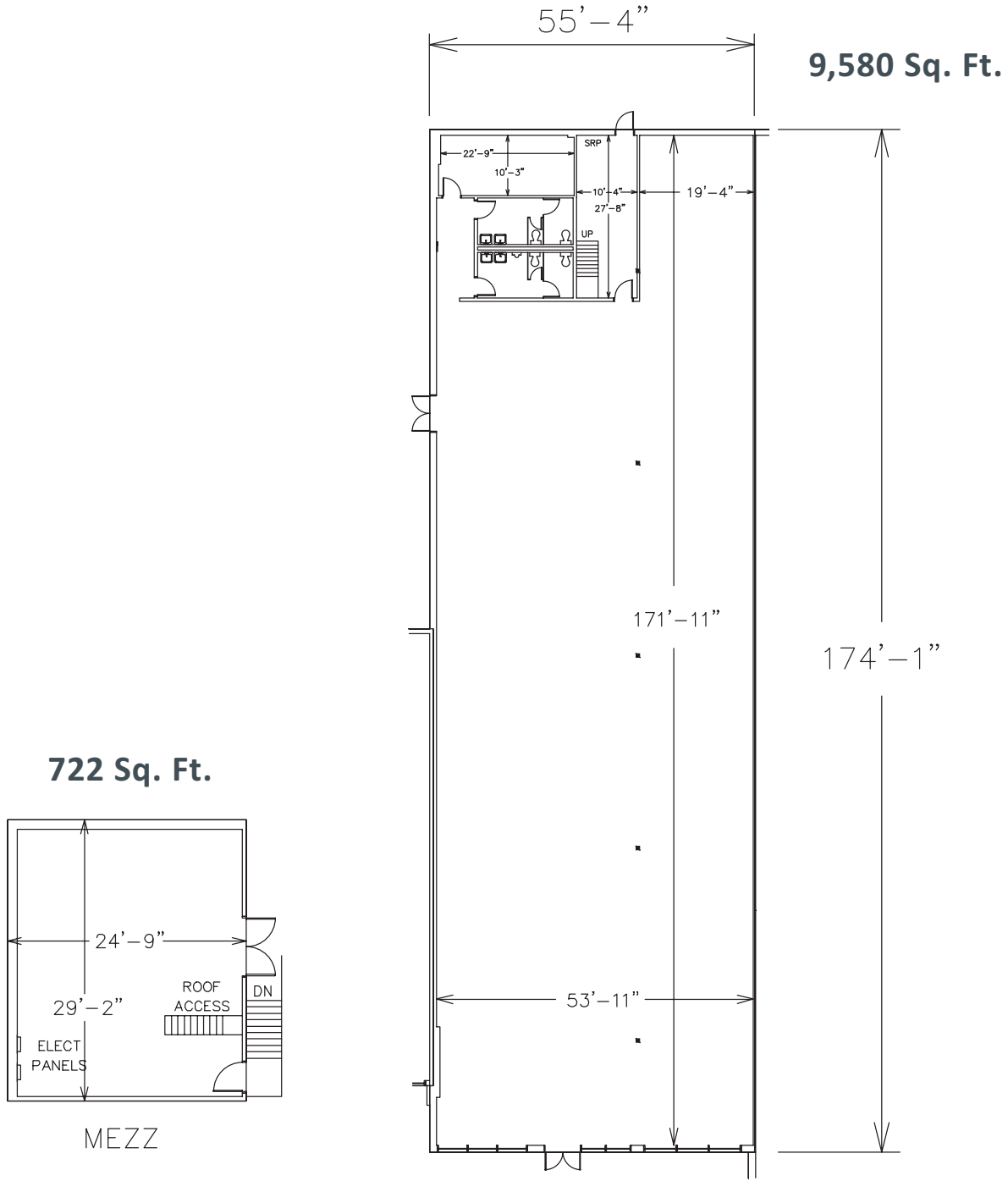
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