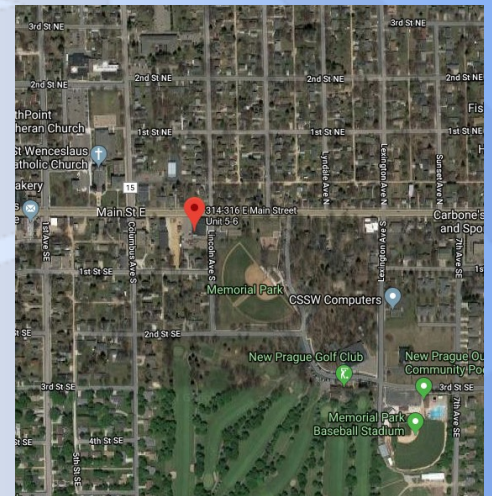
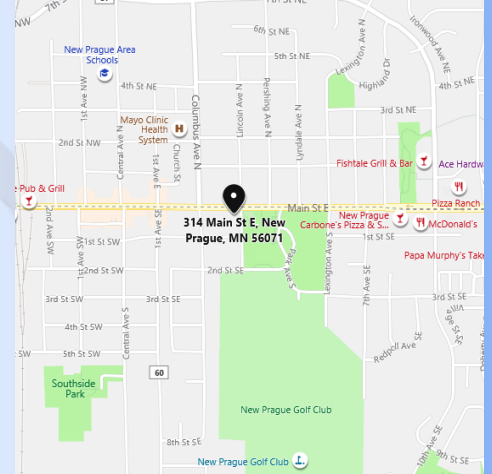


FOR LEASE

St. Wencel Square Building
314-316 East Main Street, Units 5-6
New Prague, MN 56071



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

314-316 East Main Street, Units 5-6: 840 SF (Unit 5)
1,400 SF (Unit 6)
2,240 SF (Units 5-6)

Rental Rates: \$12.00 Modified Gross PSF Retail/Office/Flex.

FEATURES:

- Excellent office/retail space located directly on East Main Street in downtown New Prague offered at economical rates.
- Lease either suite separately or combined. Both spaces front East Main Street.
- Unit 5 is a great corner space w/ extra glass & private door on the corner of the building w/ a larger window overlooking East Main Street.
- Unit 6 is a currently built out with 4 private offices/rooms, open area, and nice large reception counter. There is water in the space as well.
- Direct indoor access to well maintained common area restrooms.
- Very nice professional office/retail/mixed use building w/ ample parking.
- Possibility to add larger window onto East Main Street in Suite 6 for term Lease.
- Landlord will carpet and paint for term Lease.
- Building signage 8,600 on East Main St (2018 MNDOT).
- Demographics: 257 – 1 mile radius, 7,193 – 3 mile radius, 13,540 – 5 mile radius (2018 ESRI).
- Est. Avg. Household Income: \$114,567 – 1 mile radius, \$96,486 – 3 mile radius, \$99,491 – 5 mile radius (2018 ESRI).

CONTACT:

Joe Smith

jsmith@summerhillcommercial.com
952-475-5122

Peter Kordonowy

peterk@summerhillcommercial.com
952-475-5135

www.summerhillcommercial.com

FOR LEASE

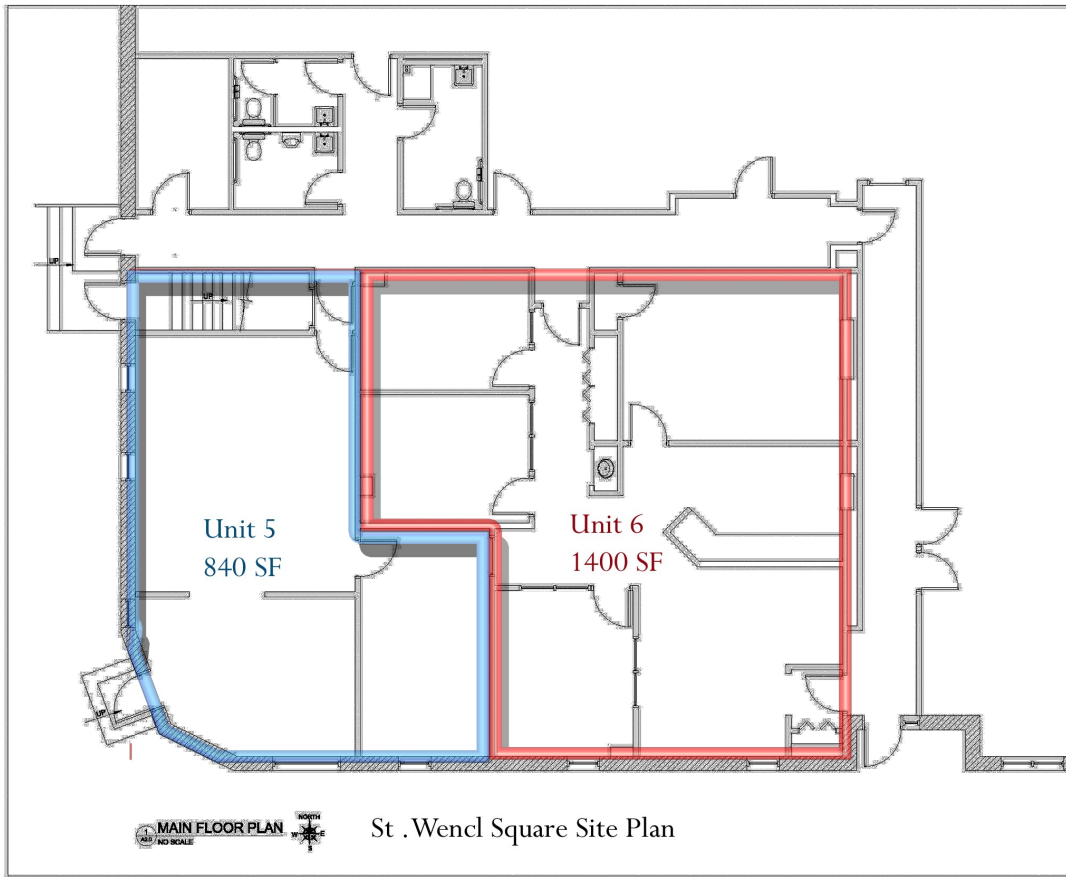
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SITE PLAN: 840 SF (Unit 5), 1,400 SF (Unit 6), 2,240 SF (Units 5-6).



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