BIG BOX RETAIL BUILDING

2001 Washington Avenue Stillwater, MN 55082



FOR MORE INFORMATION CONTACT:

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Executive Summary



LEASE RATE \$10.00 SF/MONTH

OFFERING SUMMARY

Approx. Available SF:	Total: 95,362 SF Main: 84,319 SF Mez/Office: 11,043 SF	
Lease Rate:	\$10.00 SF/month (NNN)	
CAM Rate:	\$3.00	
Zoning:	Commercial	
Ceiling:	24' Clear Height	
PID #:	32.030.20.43.0012	



PROPERTY OVERVIEW

Building with 84,319 SF plus a mezzanine/office space with an additional 11,043 SF. Located off of Highway 36 with traffic counts of 38,000+ daily. Has the potential for out lots in front of the building. This building features 3 dock doors and has an abundance of parking with over 600 spaces. The Big Box Retail space is available now for \$10/SF NNN.

PROPERTY HIGHLIGHTS

- Out Lot Potential- Build to Suit
- 95,362 SF Total
- 600+ Parking Spaces
- Highway 36 traffic counts of approximately 38,000 daily
- 3 Dock Doors
- Elevator
- 4 Separate Stairs Leading to Mezzanine
- Multiple Store Fixtures Available if Desired
- Large Sources of Power on Site

FOR MORE INFORMATION CONTACT:

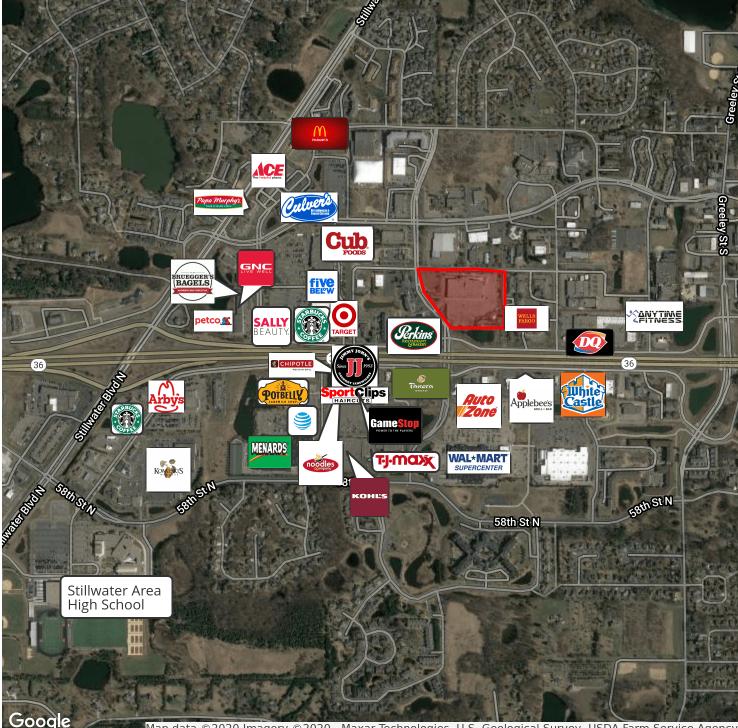
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TELUS PROPERTY SERVICES+ SOLUTIONS

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Retailer Map



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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Exterior Photos





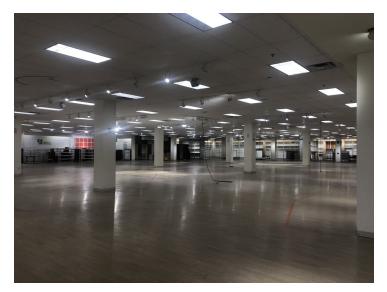
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Interior Photos







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Interior Photos

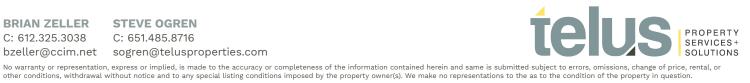






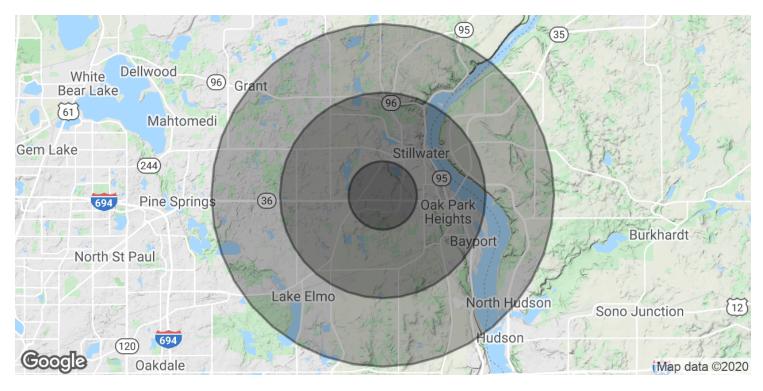
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,025	30,890	48,249
Median age	40.2	41.5	41.4
Median age (Male)	39.3	40.6	40.5
Median age (Female)	41.2	42.7	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,950	12,269	18,589
# of persons per HH	2.6	2.5	2.6
Average HH income	\$98,166	\$94,385	\$98,102
Average house value	\$316,611	\$323,448	\$341,467

* Demographic data derived from 2010 US Census

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