

# FOR LEASE

**1,770SF\*, 1,800SF, 1,863SF**

**1200 Pokegama Avenue S.**  
GRAND RAPIDS, MINNESOTA 55744



**LOCATED IN THE HEART OF THE RETAIL BUSINESS DISTRICT OF GRAND RAPIDS, MINNESOTA. IDEAL FOR RESTAURANT, SERVICE, OFFICE, MEDICAL USERS!**

- For Lease: 1,800sf, 1,863sf, 1770sf\* (Available April 1, 2019)
- Zoning: Commercial—General Business
- Parking Spaces: 195
- Current Tenants: Verizon Wireless, Rapids Fitness 24/7, Tidy Laundry, Domino's Pizza, Inspirations Christian Bookstore, North Lakes Chiropractic Clinic, Fantastic Sams, Allstate Insurance, Affinity Plus Federal Credit Union, Paul Bunyan Communications
- Easy Access Into Site/Highly Visible
- Demographics:



	<u>MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	3,637	13,114	16,720
Average Age	46	44	45
Average HH Income	\$64,684	\$72,405	\$75,168
Median HH Income	\$50,297	\$53,905	\$56,280



**FOR MORE INFORMATION, CONTACT:**  
**Lisa L. Diehl, CCIM, CPM**  
**(612) 508-6410**

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence. (2/21/18)

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## Availability:

- Bay 60 - 1,863SF
- Bay 150 - 1,800SF
- Bay 160 (April 1, 2019)\* - 1,770SF

195 Parking Spaces



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