FOR LEASE

MAPLEWOOD SQUARE

1870 Beam Avenue | Maplewood, MN | 55109



Located Adjacent to Maplewood Mall

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Address 1870 Beam Avenue

CITY, STATE Maplewood, MN

BUILDING SIZE 27,394 SF

LOT SIZE 2.65 Acres

SPACE 187-6 +/- 3,000 SF

ASKING RENT Market

CAM/TAX \$10.24 PSF

PARKING / RATIO 201 / 6.50

ZONING R-2

DO) (OII			15W 1	Weston
Champlin	Coon Rapids		Lino Lakes	
		Blaine	Cent	erville Hugo
169	10		Circle Pines	9
	610		Lexington	6 1 1 3
Osseo	252	Spring Lake Park		
Maple Grove	Brooklyn Park	Mounds View	8 - 20	White Bear Beach
Wapie Glove	Fri	idley	11 12 12 12 12 12 12 12 12 12 12 12 12 1	
	Brooklyn	diey		White Bear Lake
	81 Center	New Brighton	Vadnais Heights	Mahtomedi
New Ho		olumbia 💮 📜		
	Crystal Robbinsdale	Heights St Anthony	1 3 3 3 3 3 3 3 3 3 3	Pine Springs
Plymouth			Roseville Canada	W . 3-
Olson 169	100	36	R A Mr S E	Maplewood North St Paul
Tennonial Gold	len 🚺	Lauderdale Falcon Heights		
Olegnatorial May Gold Wayzata	Minne	eapolis		Oakdale
Grays H LE N :	NEPN	280		W A S
Воу	St Louis Park		St Paul	
Minnetonka 7		All Indiana	Stradi	
Hopkins		55	52	Woodbury
	Edina		West St Paul	No.
	62	77	Mendota Sou	th St Paul
169	Rich	field	Heights	
Eden Prairie	Atwood	State 13	Sunfish Lake	Newport
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Park	55	St Paul Park
			Inver Gro	
Flying Cloud Dr	Bloomington	Eagan	149	
-American				Upper Grey
101 Barden 169	The same of the sa			Cloud Lower
	13	X	3	ine Bend Cloud

DEMOGRAPHICS					
	1-MILE	3-MILE	5-MILE		
POPULATION	7,347	74,254	218,933		
DAYTIME POPULATION	7,764	38,360	88,421		
MEDIAN HH INCOME	\$57,150	\$62,956	\$57,254		
AVERAGE HH INCOME	\$72,999	\$80,500	\$77,273		
MEDIAN AGE	39.3	39.4	35.9		



TENANTS				
Rockler Woodworking				
Metro Dental				
Corner Medical				
CDI				
HearLife				

TRAFFIC COUNTS				
BEAM AVENUE	15,800 vpd			
WHITE BEAR AVENUE	21,200 vpd			
I-694	74,000 vpd			

COMMENTS

- Located directly across the street from Maplewood Mall with over 130 stores. The property has excellent visibility and access from the signalized intersection on Beam Avenue.
- 1/2 Mile East of Hospital on Beam Ave.

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