

FOR LEASE

MAPLEWOOD SQUARE

1870 Beam Avenue | Maplewood, MN | 55109



Located Adjacent to Maplewood Mall

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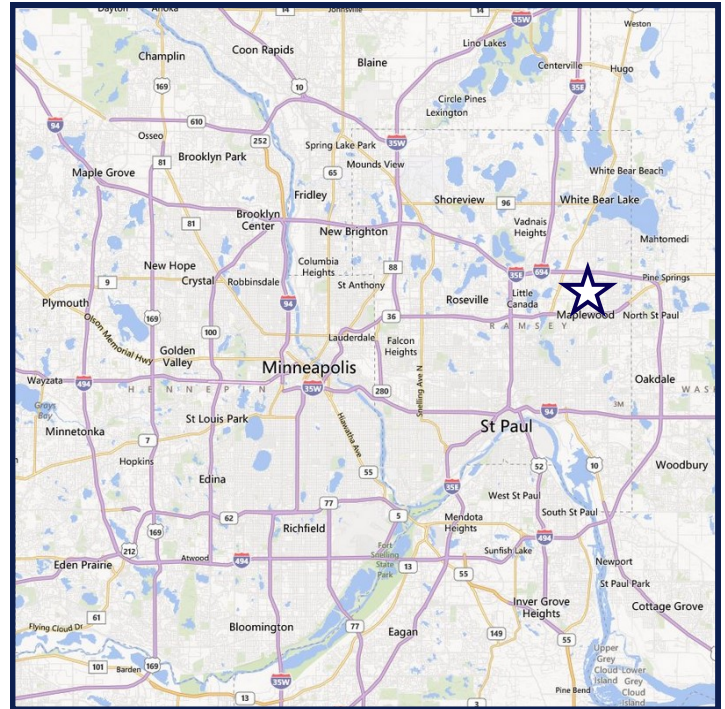
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

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



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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