

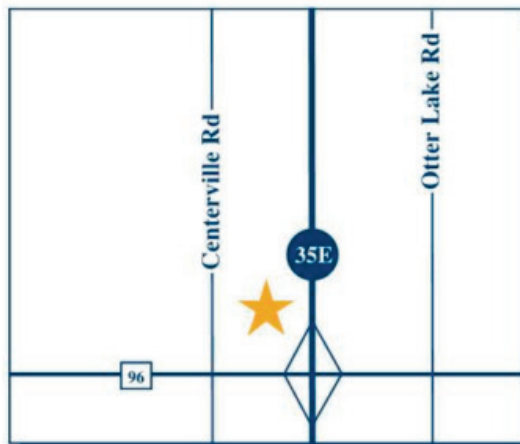
WHITE OAK CENTER LAND

FOR SALE OR BUILD-TO-SUIT OPPORTUNITY
4600 Centerville Road • White Bear Lake, MN

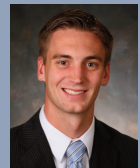


PROPERTY HIGHLIGHTS

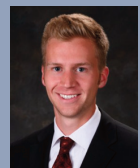
- Located at the northeast corner of Hwy 96 and Centerville Road
- I-35E visibility and exposure
- Approximately 0.62 acre commercial site ready for development
- High traffic commercial area serving White Bear Lake, White Bear Township, Vadnais Heights, and North Oaks area
- Nearby retailers include McDonald's, Walgreens, Tires Plus, Cub Foods and many more
- Adjacent to Anytime Fitness opening January 2015
- Land can be purchased or owner will build-to-suit
- Planned Zoning (PZ) allowing commercial and/or multi-family residential



DAVID M. ANDERSON
Senior Vice President
(952) 767-2838
david.anderson@frauenshuh.com



ROSS M. HEDLUND, CCIM, RPA
Vice President
(952) 829-3460
ross.hedlund@frauenshuh.com



MICHAEL T. LUND
Associate
(952) 838.7123
michael.lund@frauenshuh.com



WHITE OAK CENTER LAND

FOR SALE OR BUILD-TO-SUIT Fact Sheet

ADDRESS

4600 Centerville Road
White Bear Lake, Minnesota 55127

PARCEL SIZE

0.62 acres approximately

LAND SALE/BTS PRICE

Negotiable

BUILD-TO-SUIT OPPORTUNITY

Neighborhood Retail Center consisting of:

- One-story building/5,000 - 9,000 square feet
- Single or Multi-Tenant
- Lease Rate \$18.00 to \$24.00 per rentable square foot
- Parking ratio 5.27/1,000 square feet with shared parking and access

TRAFFIC COUNTS

Highway 96	29,900 vehicles per day
Centerville Road	11,800 vehicles per day

LOCAL AREA RETAILERS

McDonald's
Walgreen's
Culver's
HealthEast Care Systems
Arby's
Apple Bee's
Jimmy John's
Caribuo
PDQ
Great Clips
Hallmark
Delta Dental
Tires Plus
Cub Foods
Anytime Fitness (opening January 2015)
and many more



WHITE OAK CENTER

FOR LEASE • AERIAL

4600 Centerville Road • White Bear Lake, MN



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Commercial Real Estate Group

www.frauenshuhcommercial.com
7101 West 78th Street, Suite 100, Minneapolis, MN 55439