

FOR LEASE

Westgate Shopping Center

2500 West Division Street, St. Cloud, MN 56301



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Property Features

- Convenient location along Division Street and CR-23
- Pylon Space Available
- Abundant Parking
- Strong area retailers

Brokerage:

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Metro Equity Management

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Property Information

Available Space

11,466 SF

Building Size

106,430 SF

Lease Rates

Rent: Negotiable

CAM/Insurance: \$1.93

RE Tax: \$2.18

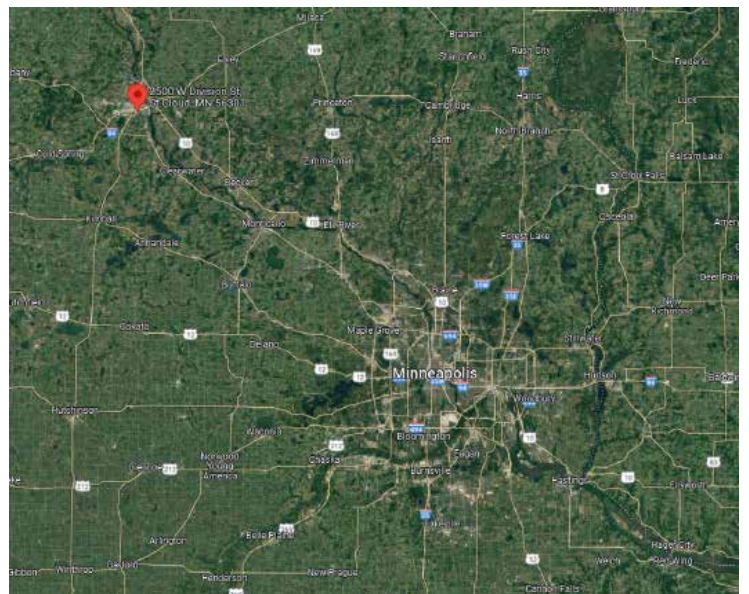
Total: \$4.11

Additional Features

Dock door available for deliveries

Great visibility

St. Cloud MSA population of 192,000 & 35,000 college students



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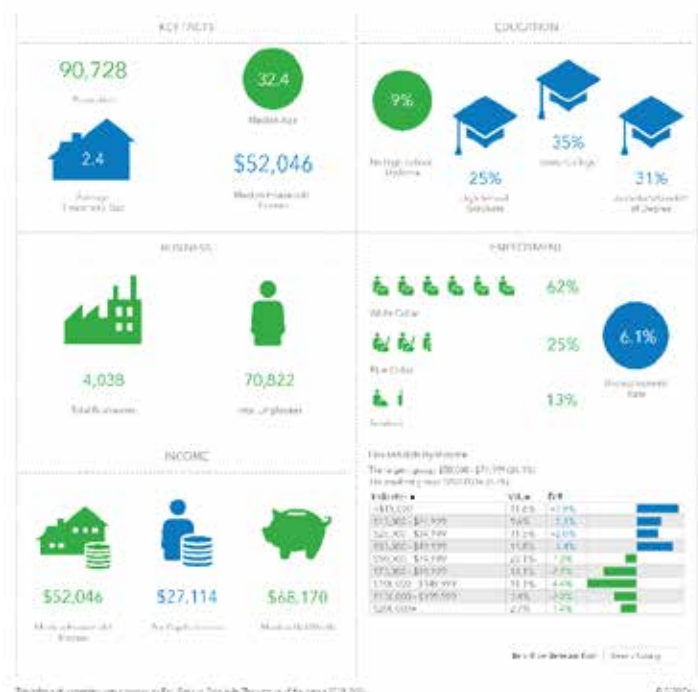
AREA DEMOGRAPHICS

SUMMARY	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION			
2021	23,471	90,728	128,147
2026	24,460	94,761	134,464
HOUSEHOLDS			
2021	9,739	36,034	49,378
2026	10,146	37,686	51,899
MEDIAN HH INCOME			
2021	\$50,191	\$52,046	\$56,761
2026	\$53,314	\$56,119	\$61,726
AVERAGE HH INCOME			
2021	\$62,823	\$67,538	\$73,708
2026	\$62,823	\$75,111	\$82,031

Source: ESRI, www.esri.com/bao

Traffic Counts

- 30,500 VPD on West Division St.
- 10,700 VPD on 25th Ave. South



Stephanie Scherer

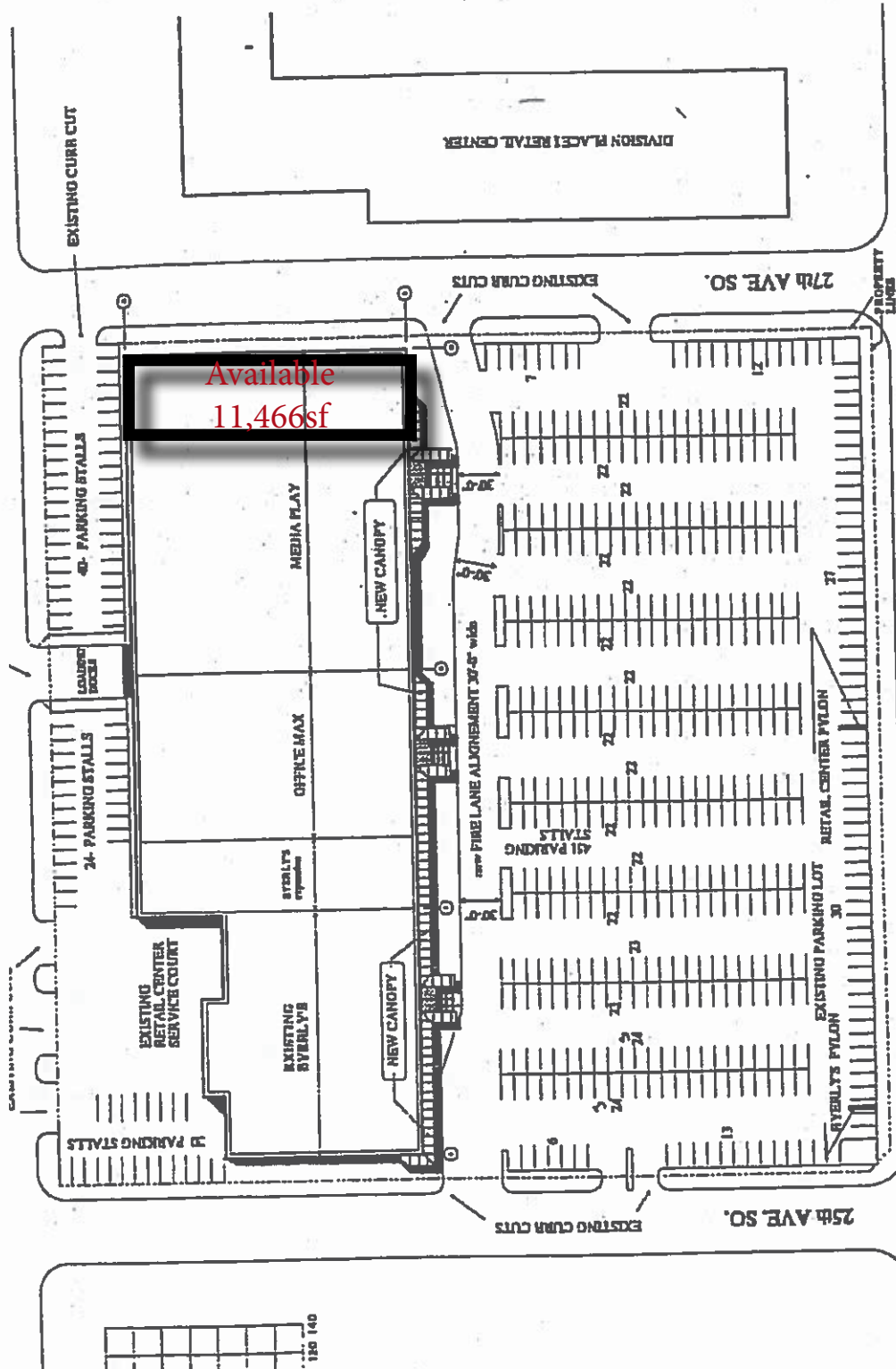
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"A" 10/11/93

WESTGATE RETAIL CENTER SITE PLAN -- EXHIBIT

DIVISION STREET

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