

LAKE STREET PLAZA

1467 Lake Street South, Forest Lake, MN 55025



RETAIL SPACE FOR LEASE

CURRENT AVAILABILITY

Available SF: 5,000 SF (2,500 - 5,000 SF)

Lease Rate: \$16.00 - 18.00 SF/yr (NNN)

PROPERTY FEATURES

- 21,830 SF retail property
- High clear height and drive-in door
- Over 19,700 vpd on Lake Street (2019)
- Fantastic visibility and access from Lake St./Hwy 61
- Storefront space with large west-facing windows
- Off street parking
- Co-tenants include Allina Health, Fastenal and Choice Communications
- Neighboring businesses include Forest Lake 5 Theatre, Holiday Stationstores, MidWest One Bank, Don Julio, Anoka Hennepin Credit Union, Thrifty White Pharmacy, Mr. Large Burrito and Stella's on 97.



LOCATION

Lake Street Plaza is located on the south end of Lake Street, the main thoroughfare through Forest Lake's commercial district. It is situated at the intersection of Hwy 61 and 97, an entry point for other neighboring communities such as Columbus, Scandia and Hugo.



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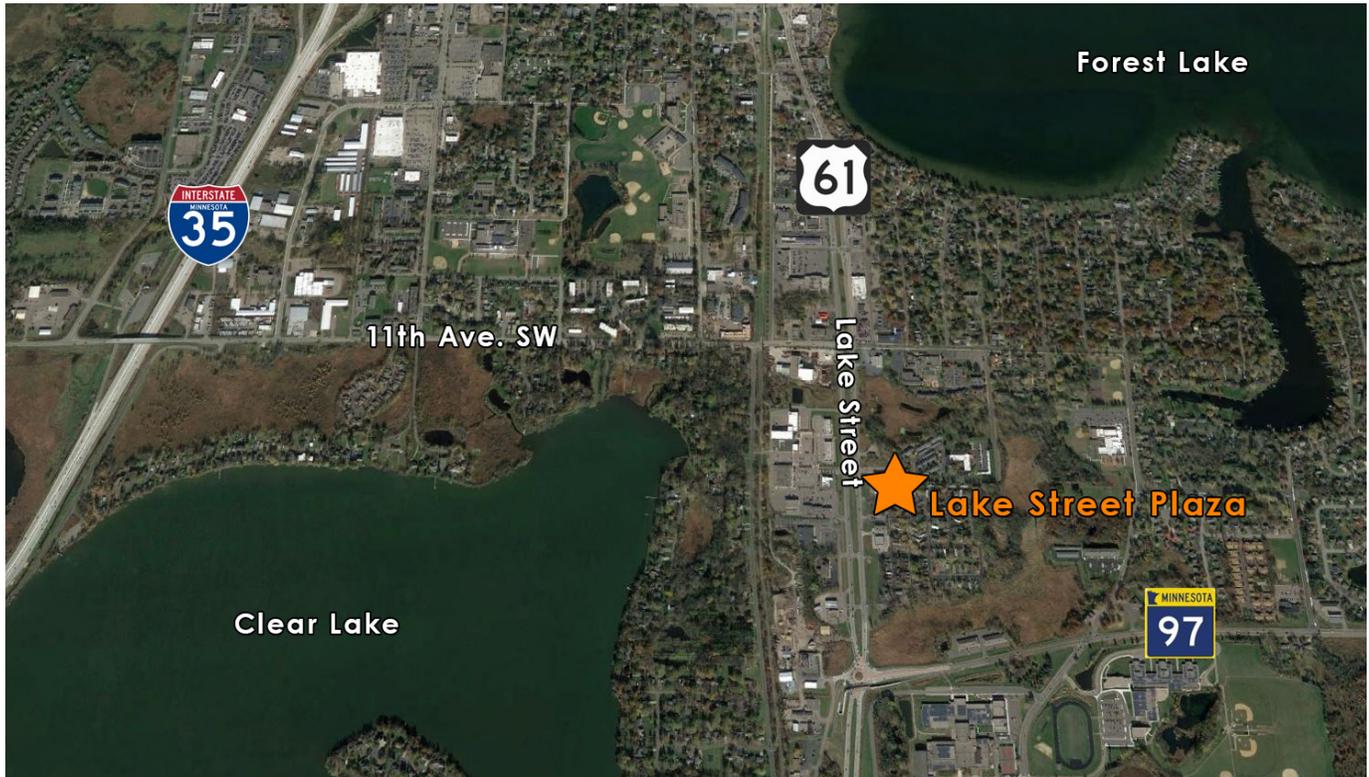
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,216	14,320	20,227
Male	2,077	2,138	4,216
Female	2,138	6,977	9,860
Average HH income	\$66,048	\$76,107	\$78,262
Average House Value	\$388,615	\$383,101	\$354,040

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
Estimated # of Households*	2,111	4,213	8,229
Average Household Size	2.4	2.5	2.6

* Projected for 2020 Census

AERIAL



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