

# WESTLAKE CENTER

119-289 12th Street SW, Forest Lake, MN 55025



## RETAIL SPACE FOR LEASE



### BUILDING

**Type:** Retail

**Tenancy:** Multiple

**Year Built:** 1988

**GLA:** 100,571 SF

**Floors:** 1

**Docks:** 6

**Construction:** Masonry

**Land Area:** 13.52 AC

### AVAILABILITY

**Available Space:** Suite 279

**Floor:** 1st

**Size:** 9,580 SF

**Rent:** Negotiable

### AMENITIES

- Dedicated Turn Lane
- Pylon Sign
- Signalized Intersection
- 458 parking spaces; 4.51/1,000 SF
- Easy access to and from I-35

### CURRENT TENANTS

- PetSmart
- OfficeMax
- Aldi
- Subway
- Great Clips
- Northern Tool + Equipment
- Verizon Wireless
- Westlake Warehouse Liquors



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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 MAP



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