

# 3607 WHITE BEAR

3607 White Bear Ave White Bear Lake, MN 55110



## OFFICE + RETAIL SPACE FOR LEASE

### STATS

**Year Built** 1950  
**Size** 7,664 SF  
**Floors** 3

### AVAILABILITY

**Suite 101, 1st Floor** 1,124 SF  
**Suite 201, 2nd Floor** 1,354 SF

### HIGHLIGHTS

- High traffic corner
- Signaled light intersection
- Busy retail area
- Retail or Office
- Easy access to Hwy 61 & 694

### DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Male	3,051	15,828	42,145
Female	3,257	16,935	44,446
TOTAL	6,308	32,763	86,591
HHI	1-Mile	3-Mile	5-Mile
	\$68,447.00	\$75,743.80	\$79,712.24

### TRAFFIC COUNTS

**Cty Rd E** 13,680 vpd  
**White Bear Ave** 17,243 vpd



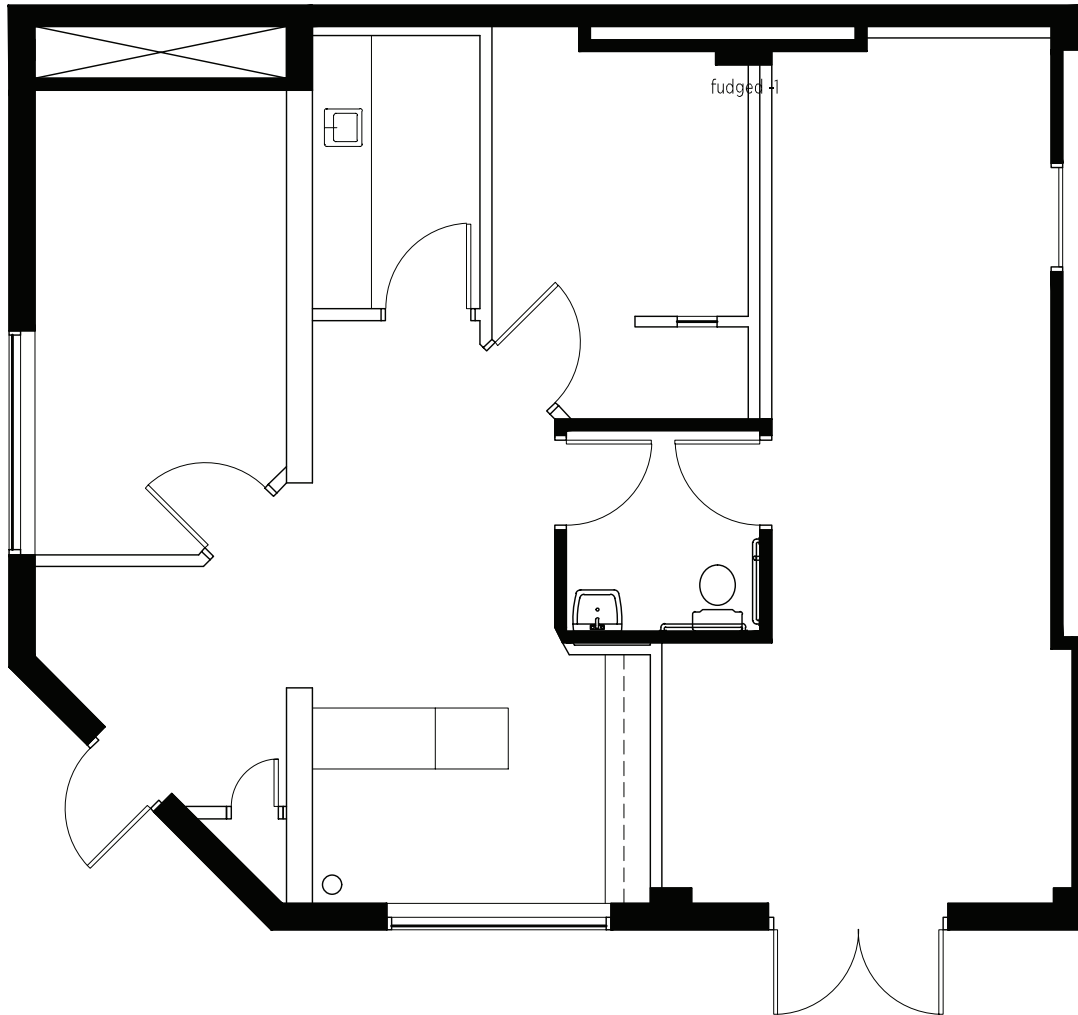
**Kevin Peck**

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## SUITE 101



### SUITE HIGHLIGHTS

- 1,124 SF
- Two front doors
- Large windows
- Single restroom
- Sink
- Built in offices & open work areas
- Available May 1, 2023



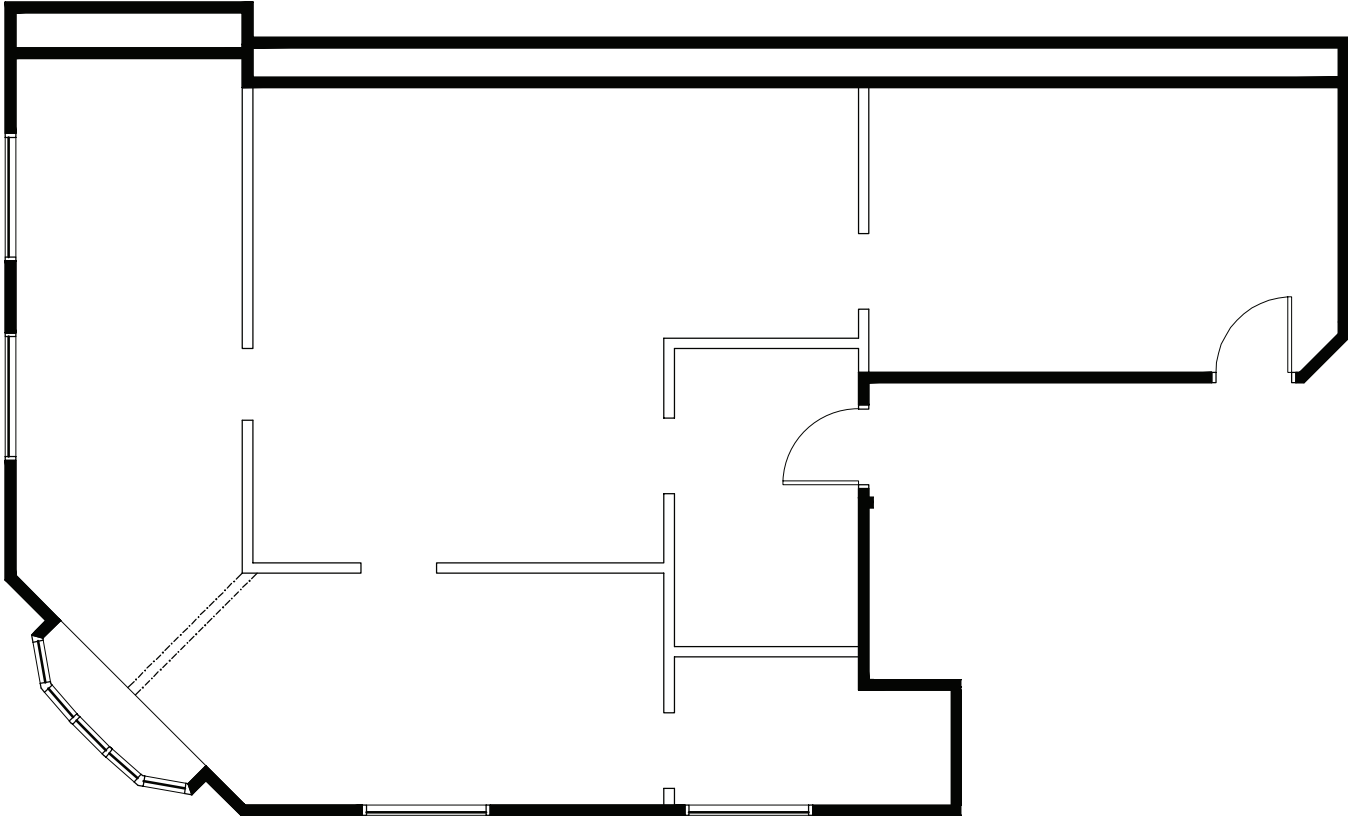
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## SUITE 201



### SUITE HIGHLIGHTS

- 1,354 SF
- 2nd floor (no elevator)
- Nice windows
- Offices and open area



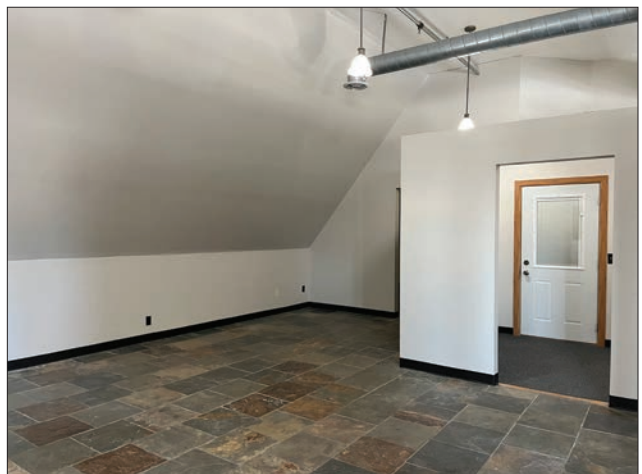
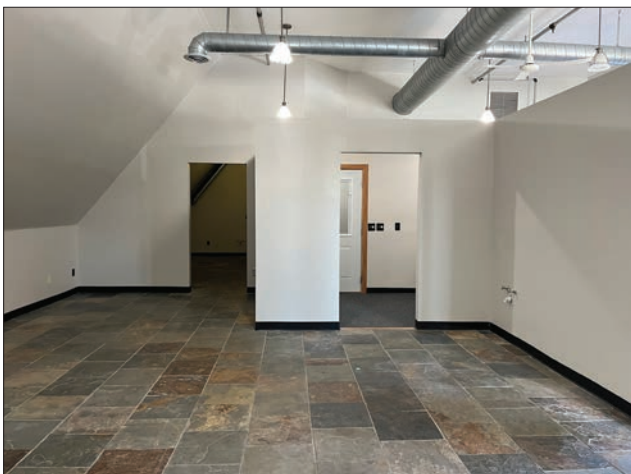
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## SUITE 201



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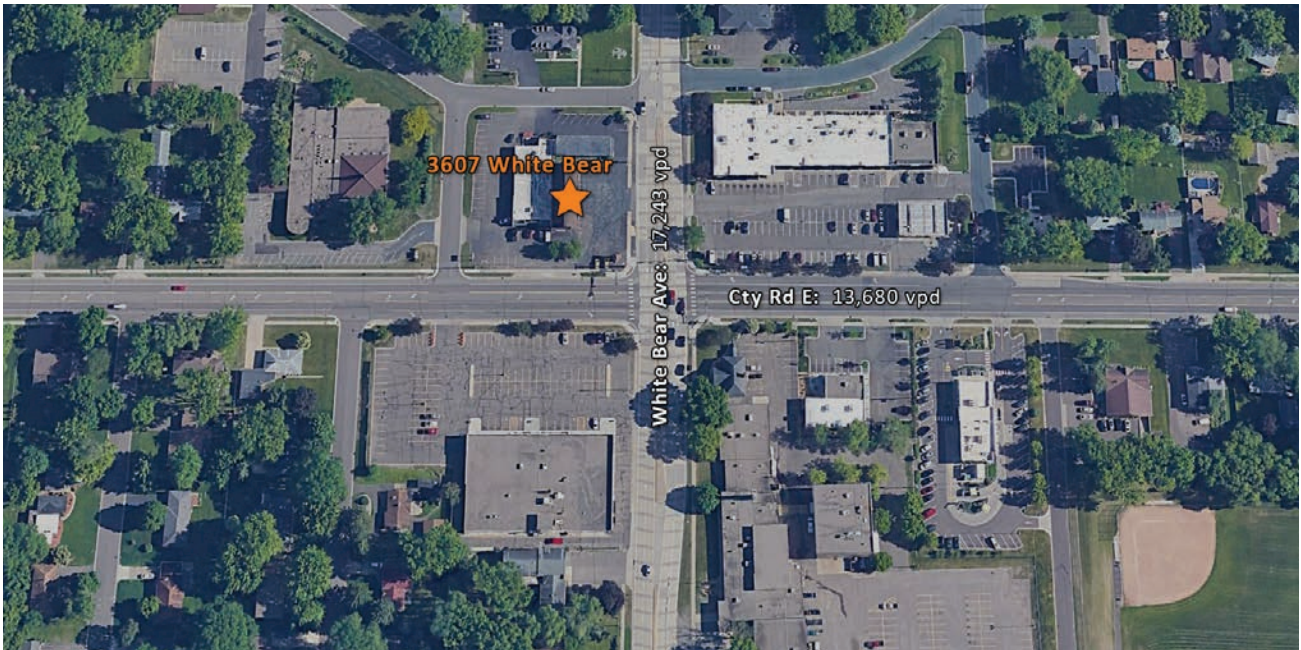
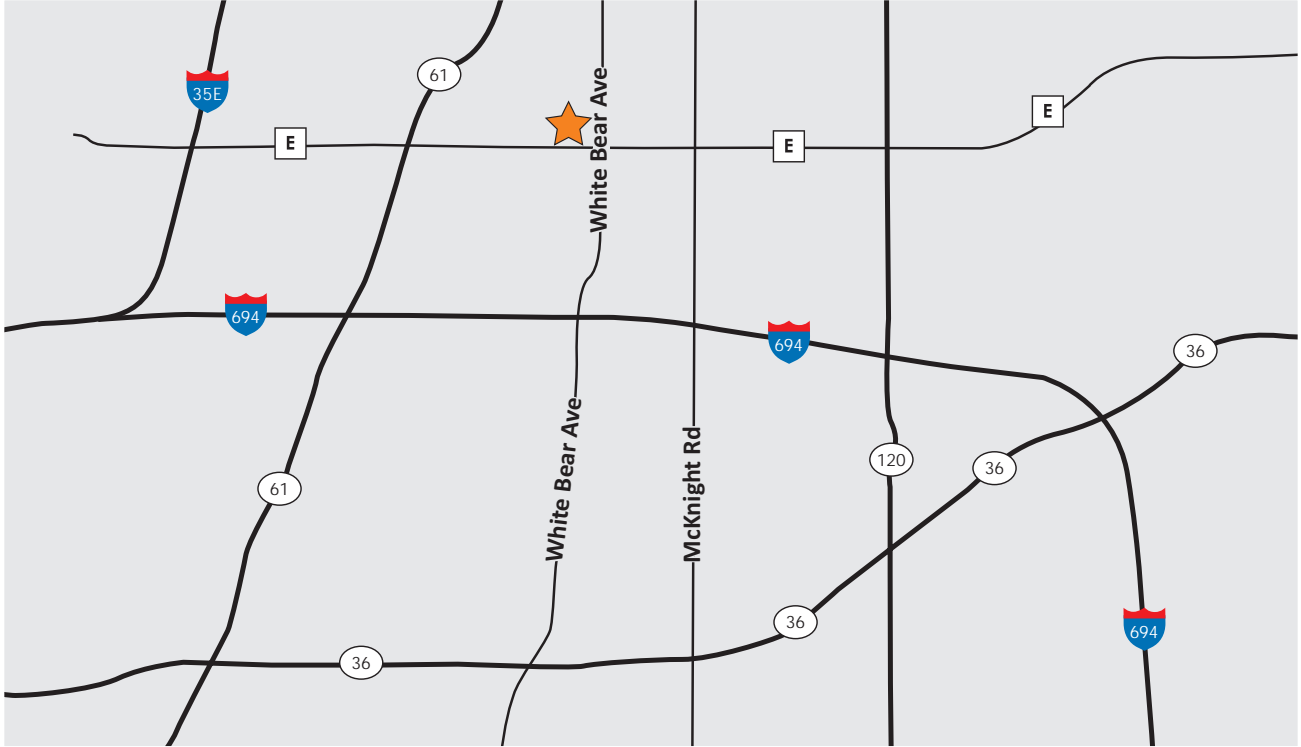
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## AREA MAPS



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