

# LAKE STREET PLAZA

1467 Lake Street South, Forest Lake, MN 55025



## RETAIL SPACE FOR LEASE

### AVAILABILITY

- Suite 100:** 8,000 SF
- Suite 200:** 5,000 SF (2,500-5,000 SF)
- Lease Rate:** Negotiable

### 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 and T-Mobile
- Neighboring businesses include Holiday, MidWest One Bank, Anoka Hennepin Credit Union, Thrifty White Pharmacy, Don Julio, 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.



### Derrick Jensen

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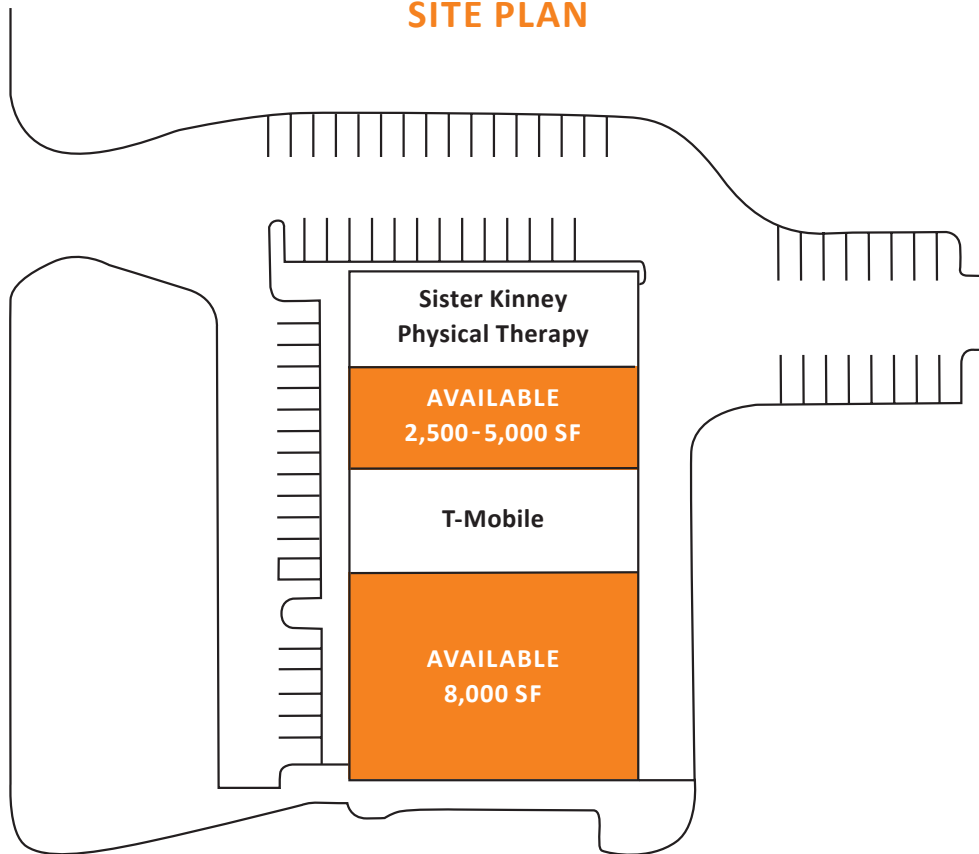
## DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Estimated # of Households	4,133	8,072	11,088
Average Household Size	2.4	2.5	2.6

## SITE PLAN



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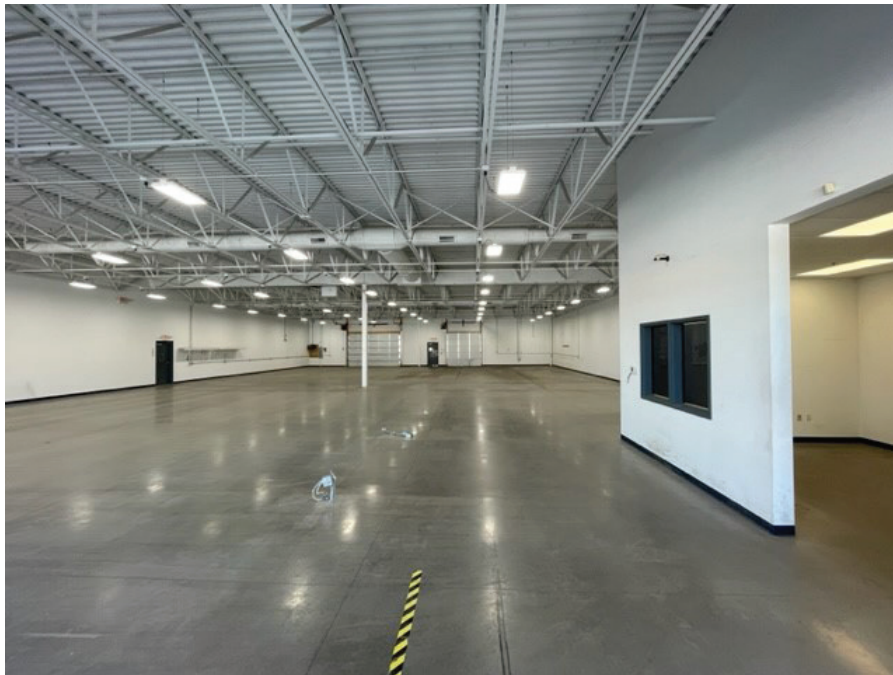
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## SUITE 200



Two drive-in doors



High clear height



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## AREA RETAIL



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