

3607 WHITE BEAR

3607 White Bear Ave White Bear Lake, MN 55110



2ND FLOOR OFFICE SPACE FOR LEASE

STATS

Year Built 1950
Size 7,664 SF
Floors 3

AVAILABILITY

Suite 201, 2nd Floor 1,354 SF
Suite 202, 2nd Floor 825 SF

HIGHLIGHTS

- High traffic corner
- Signaled light intersection
- Busy retail area
- Retail or Office

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



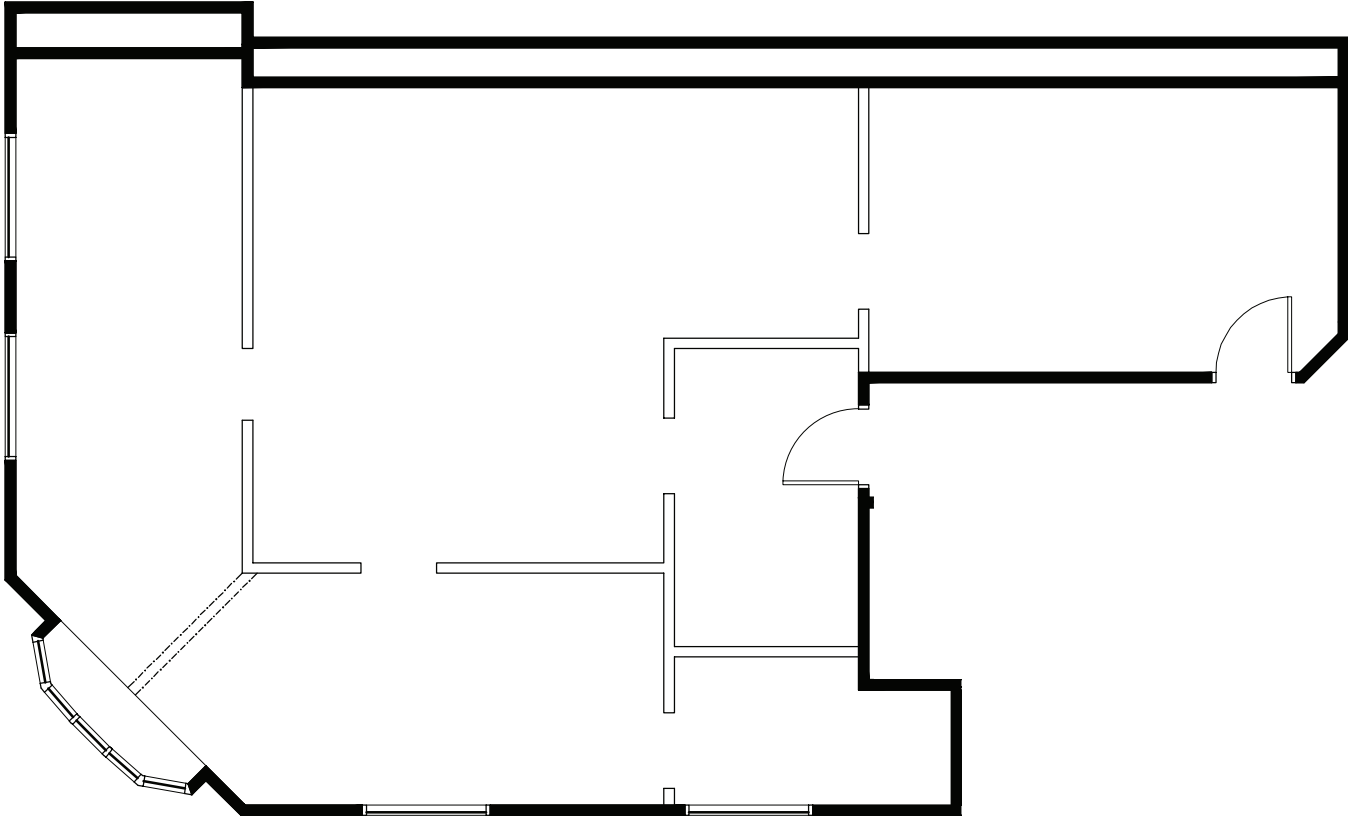
Kevin Peck

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SUITE 201



SUITE HIGHLIGHTS

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



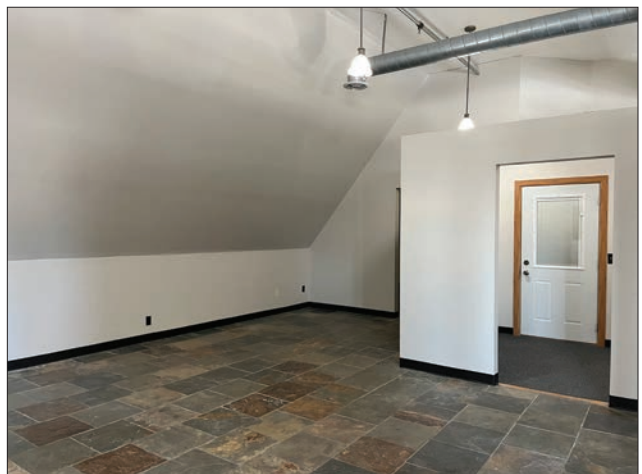
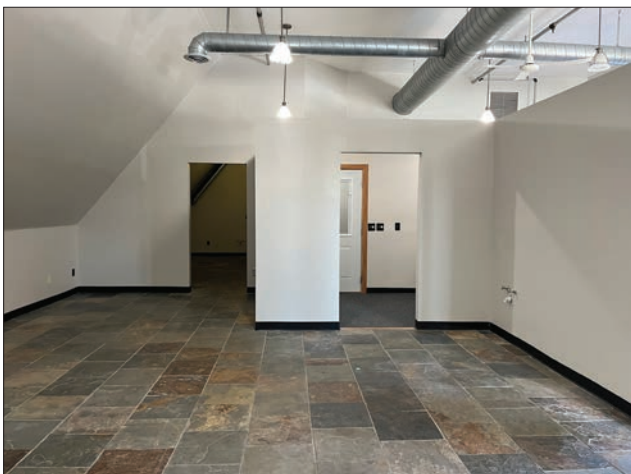
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SUITE 201



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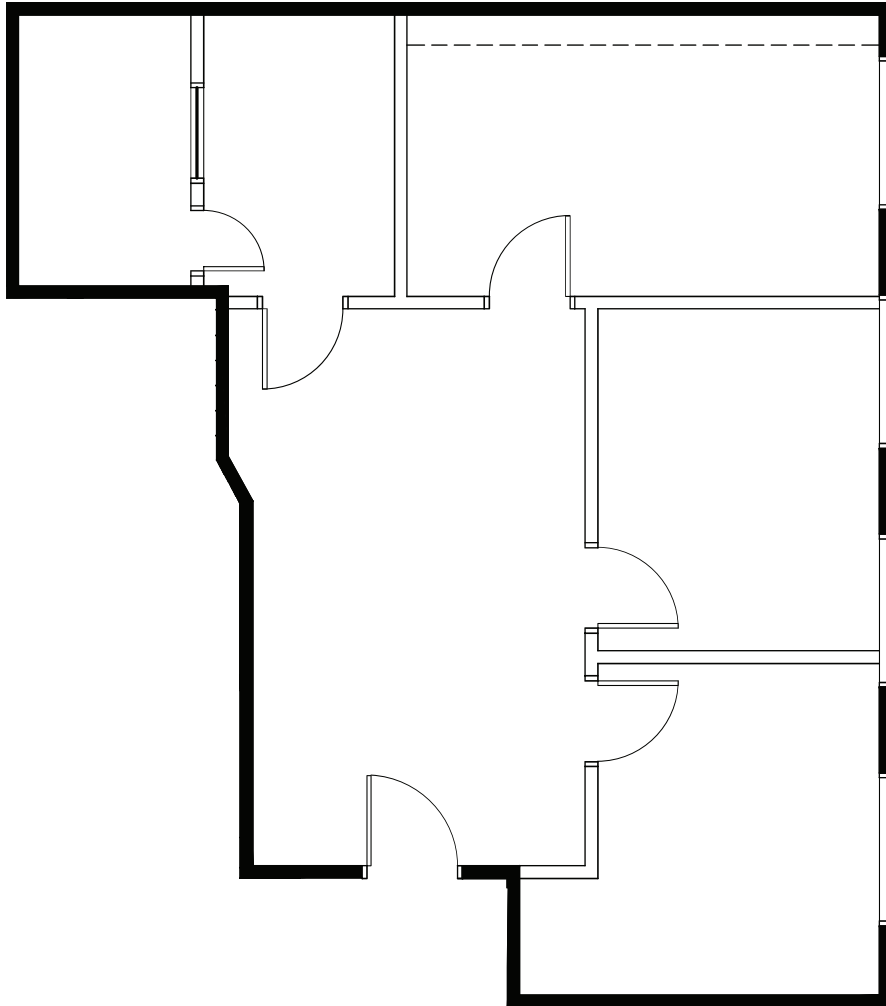
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SUITE 202



SUITE HIGHLIGHTS

- 825 SF
- 2nd floor (no elevator)
- Nice windows
- Offices and open area



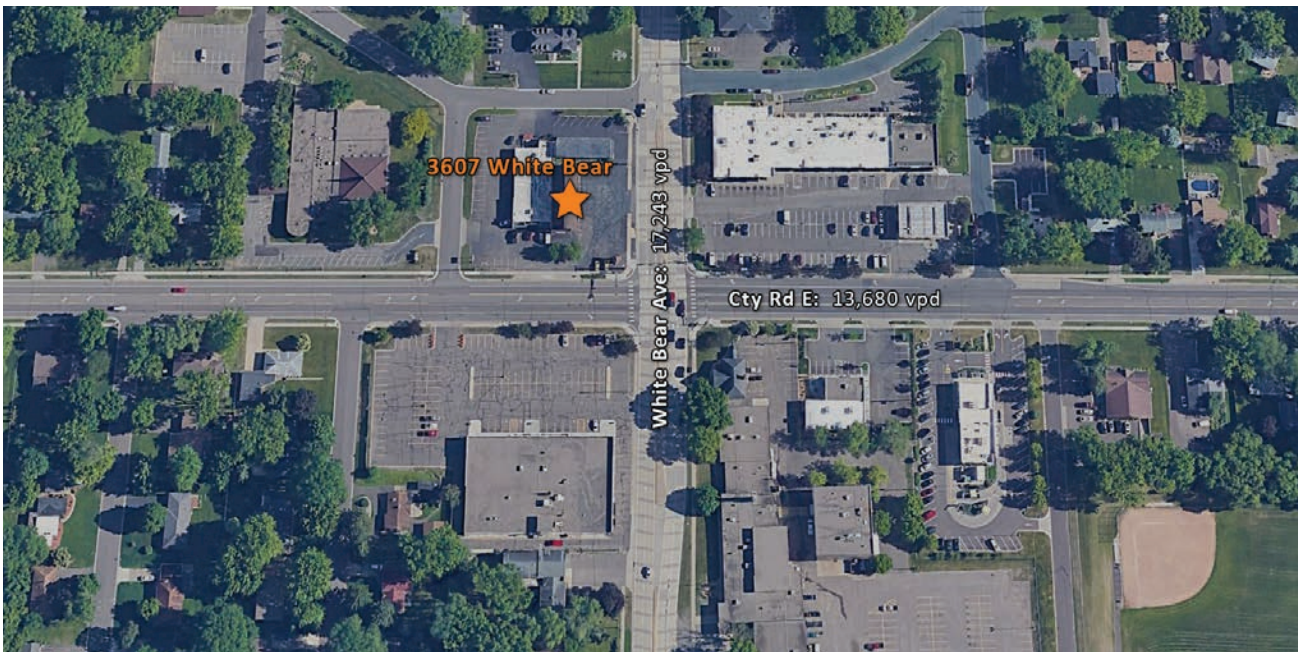
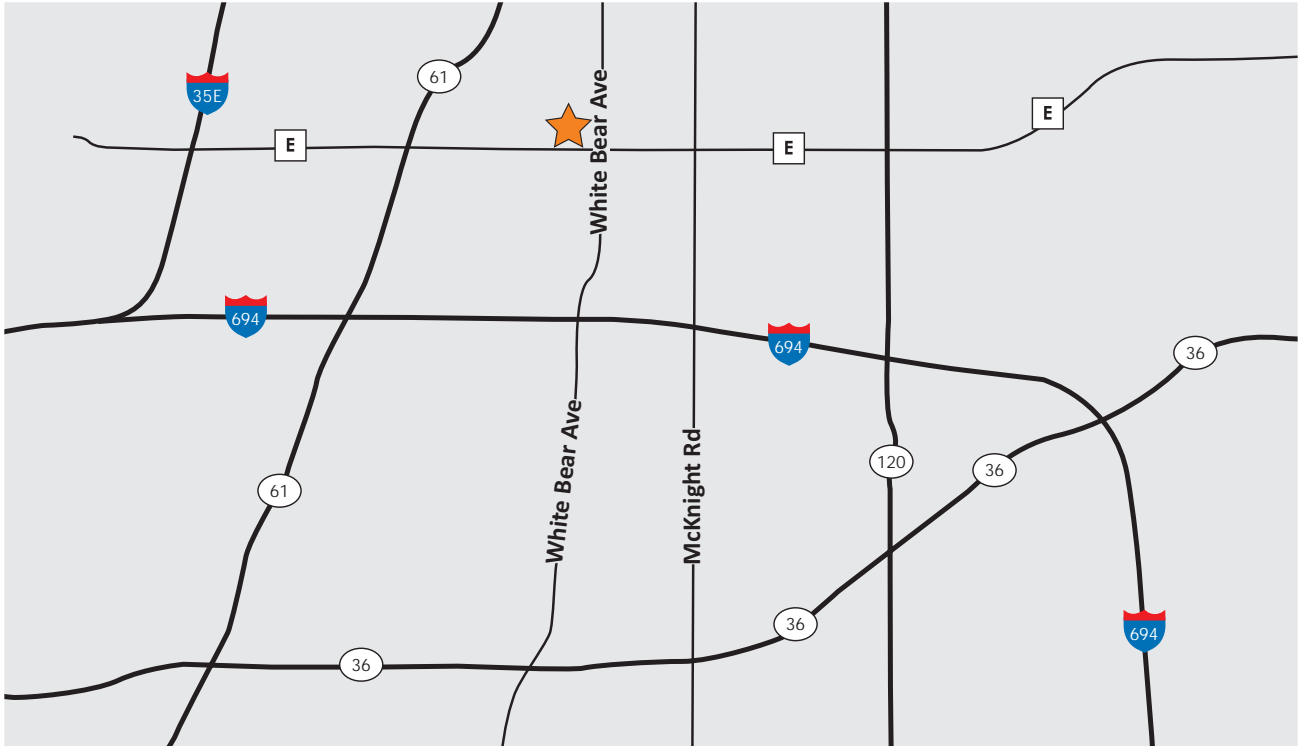
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AREA MAPS



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