

FORMER BANK BUILDING

2290 70th Street E, Lino Lakes, MN 55038



FINANCIAL SERVICES SPACE FOR LEASE



DESCRIPTION

This standalone retail property features beautiful finishes and is move-in ready. Ideal for a bank, credit union or other financial service. With easy access to 35E, this site is only 15 minutes from Downtown St. Paul. Lino Lakes is a rapidly growing area with 864 residential units developed just north of the site.

STATS

Property Type: Retail

Building Size: 6,380 SF (3,190 SF lower level)

HIGHLIGHTS

- 4 drive-thru lanes
- 4 private offices
- Conference room
- 4 teller stations
- Safety deposit vault and night drop vault
- High visibility signage



Tim Igo

2550 University Ave. W. #305-S

St. Paul, MN 55114

651-209-9613 | Tim@Suntide.com

Derrick Jensen

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FIRST FLOOR



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FIRST FLOOR



LOWER LEVEL



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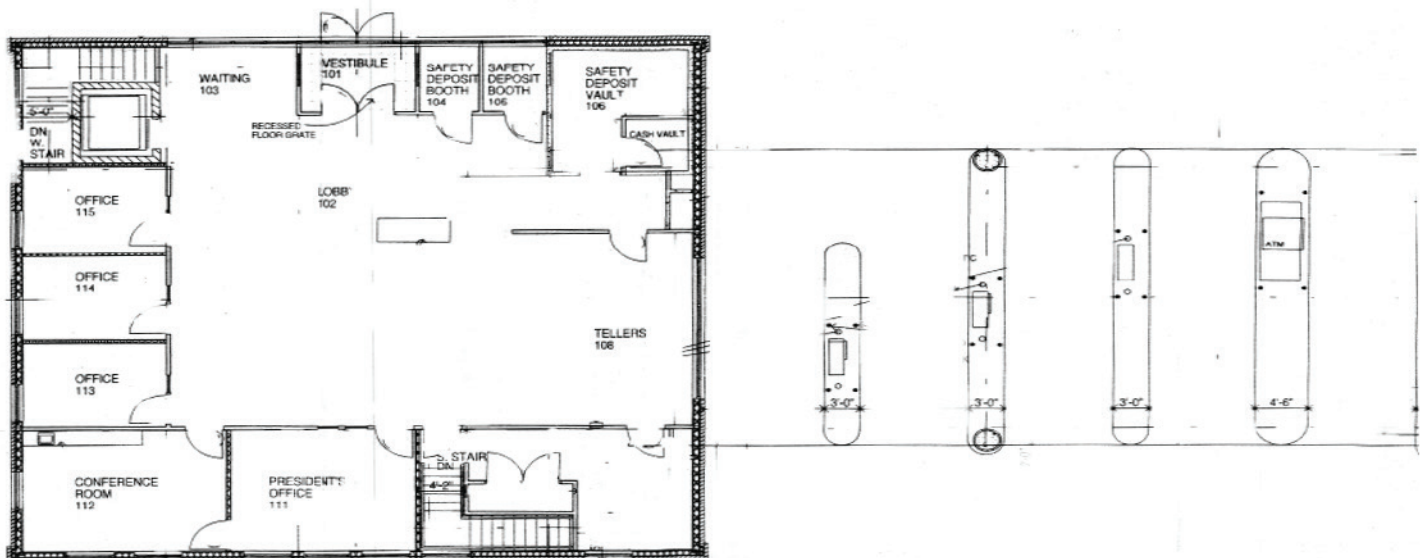
DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
Male	1,061	7,412	12,989
Female	1,023	7,146	12,615
Total	2,083	14,558	25,604
AVERAGE HHI	\$91,274	\$97,286	\$111,224

TRAFFIC COUNTS

Main Street	21,947 vpd
Otter Lake Road	7,597 vpd

FLOOR PLAN



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