



2520 WHITE BEAR

2520 White Bear Avenue, Maplewood, MN 55109

Retail/Office/Medical Space For Lease



Property Description

2520 White Bear is an attractive 16,546 SF multi-tenant neighborhood center in Maplewood, Minnesota. The property is well built, has good access, and combines retail and professional office components including Big Discount Liquor and Lee Family Vision.

Spaces Available

Suite 200: 3,923 SF

Suite 400: 1,452 SF

Lease Rate: Negotiable Gross

Highlights & Features

- Easy access to White Bear Avenue and Hwy 36
- Great visibility and signalized intersection
- Building and pylon signage available
- Parking: 100 spaces
- Area Tenants: Hy-Vee, Caribou Coffee, Home Depot, Goodwill, Chipotle, Cub Foods, Burger King and Rejuvenation MedSpa

Demographics & Traffic Counts

Average Household Population: 1 mile - 4,393,
3 miles - 40,417 and 5 miles - 127,523

Average Household Income: 1 mile - \$63,875,
3 miles - \$67,065 and 5 miles - \$64,776

Traffic Counts: 23,500 vpd on White Bear Avenue,
31,987 vpd on Hwy 36 and 8,100 vpd on 11th Avenue E



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Site Plan



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Suite 200



Suite 200 Highlights

- Large waiting room with reception desk
- 2 private offices (one divided with 3 cubicles and a larger one with windows)
- 8 patient suites with cabinetry; 4 of those have windows and one has a sink.
- Lab/work area with sink and tons of cabinets
- Breakroom with sink, cabinetry and space for a table
- X-ray area
- Lots of extra storage



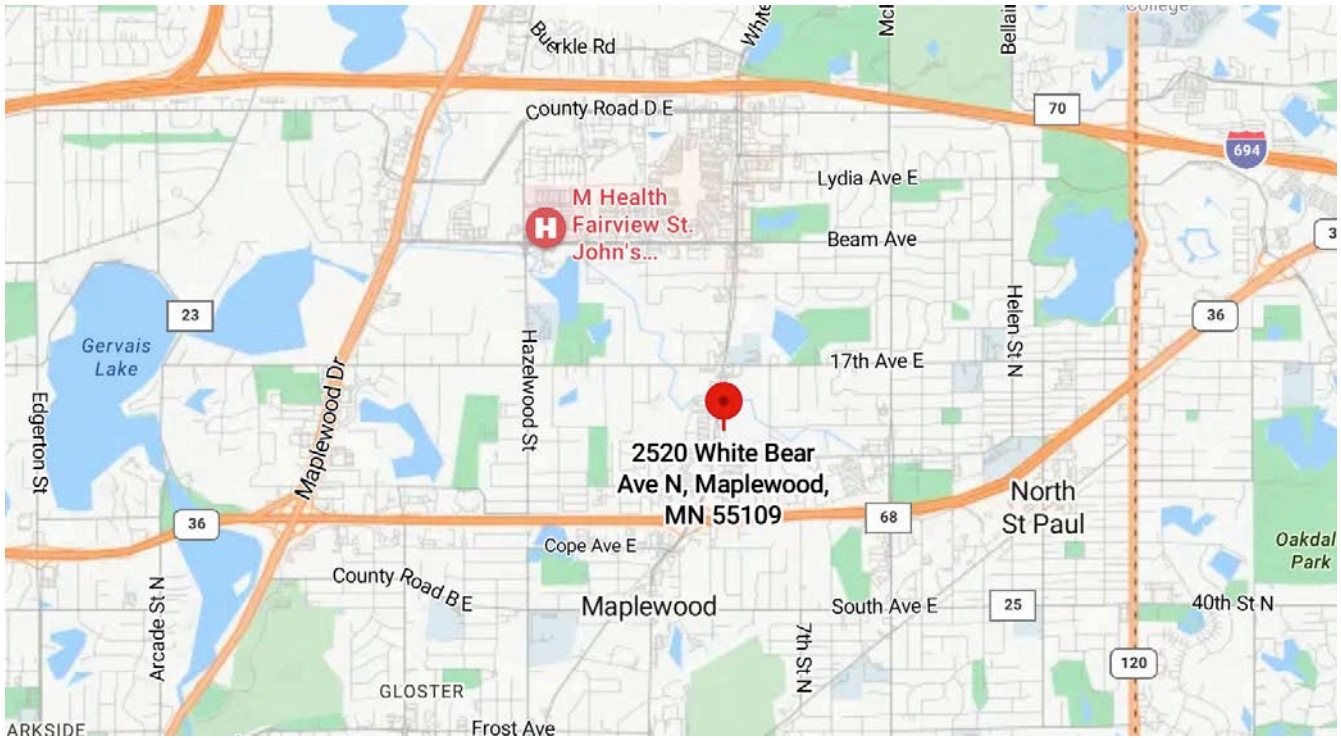
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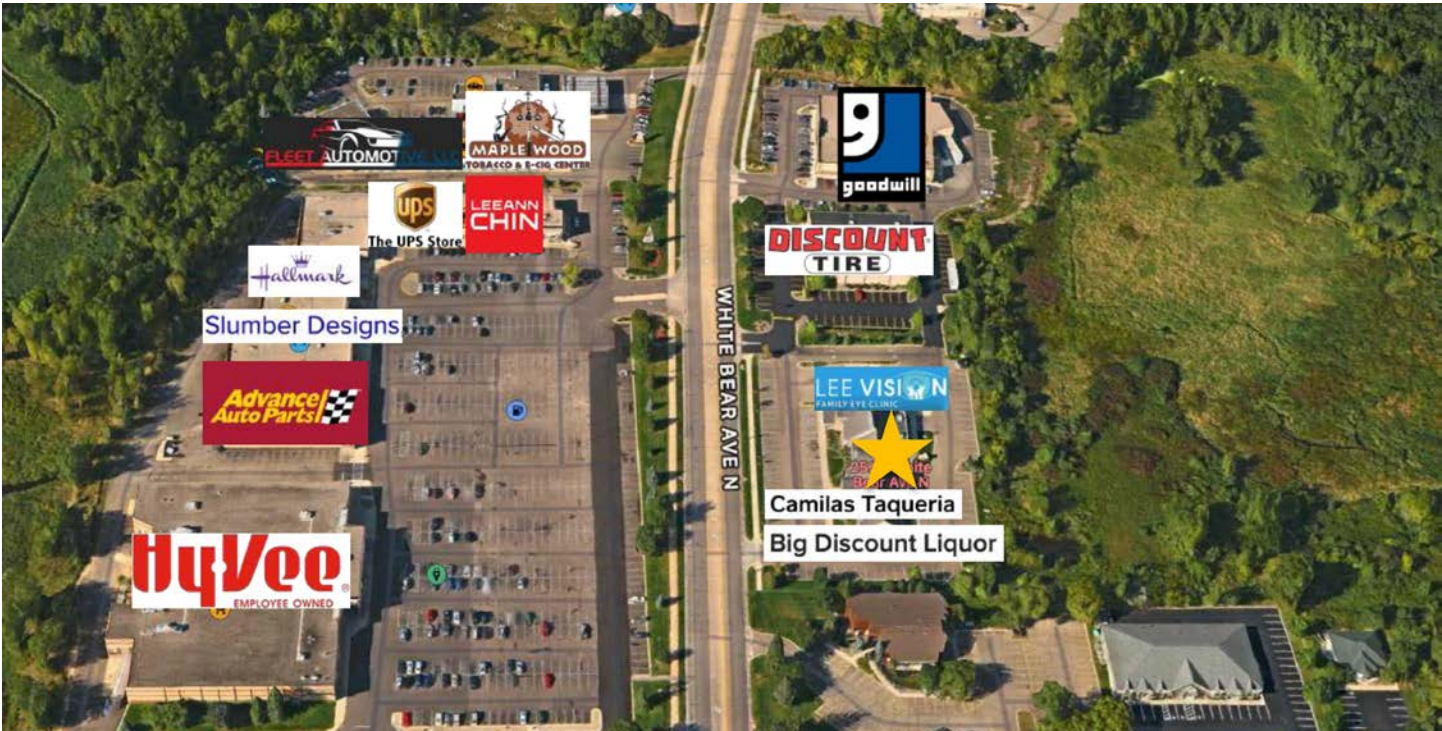
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Map



Aerial



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