



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 Comfortable Dental, Big Discount Liquor, and Lee Family Vision.

### Spaces Available

**Suite 100:** 9,979 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



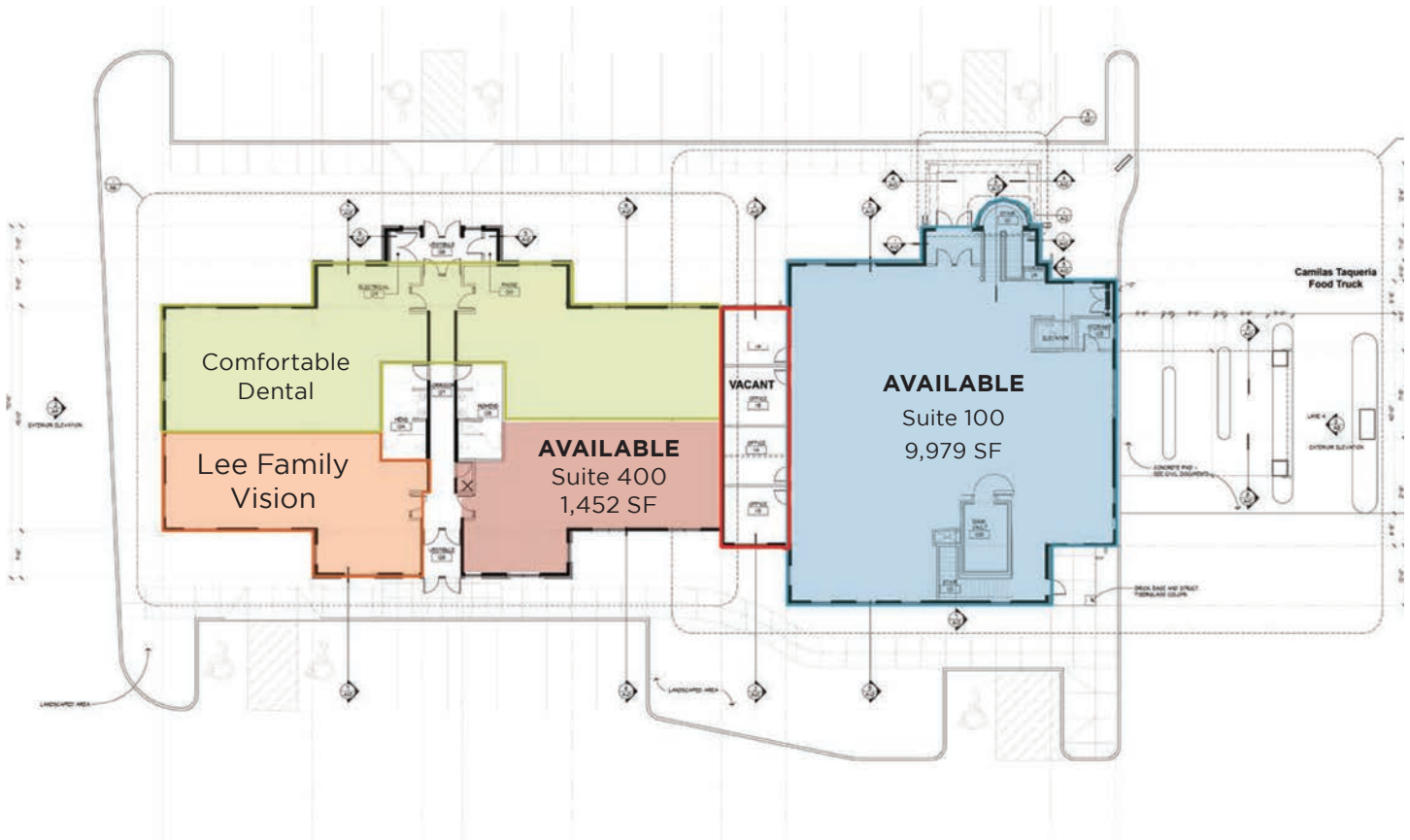
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**Site Plan**



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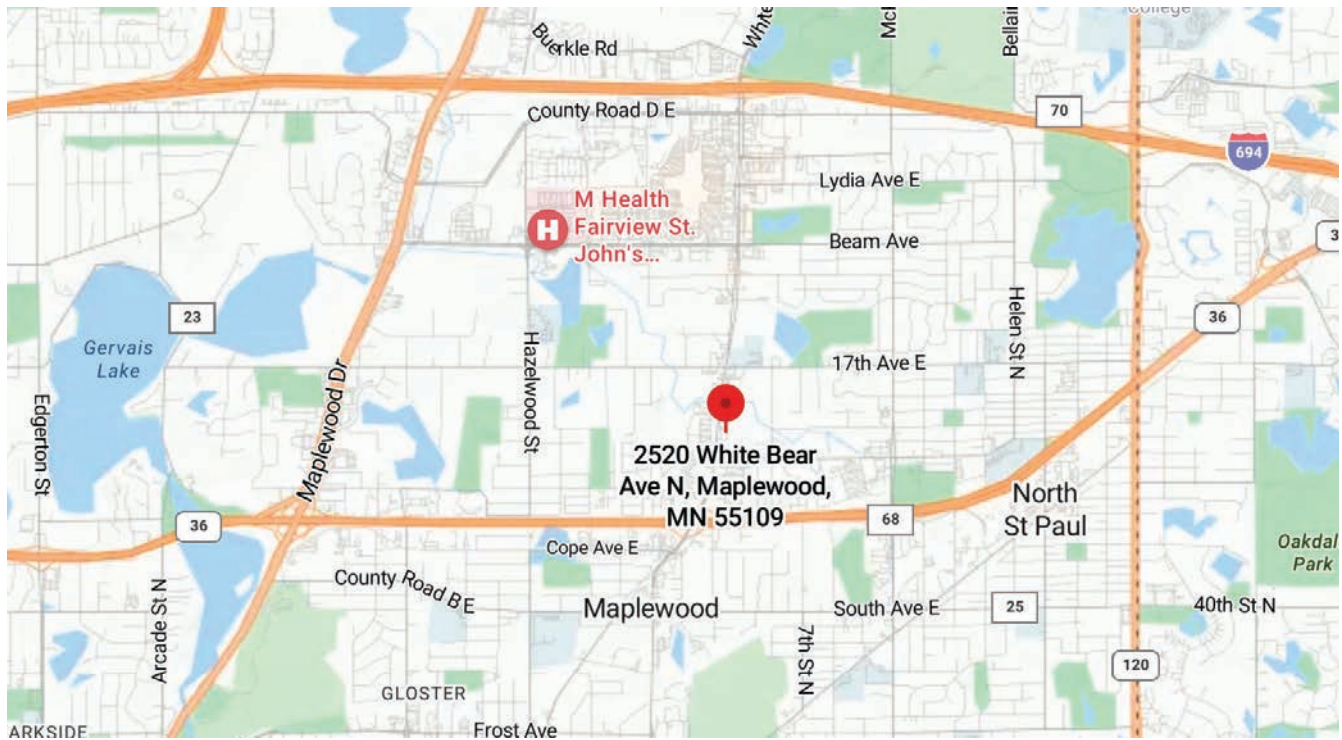


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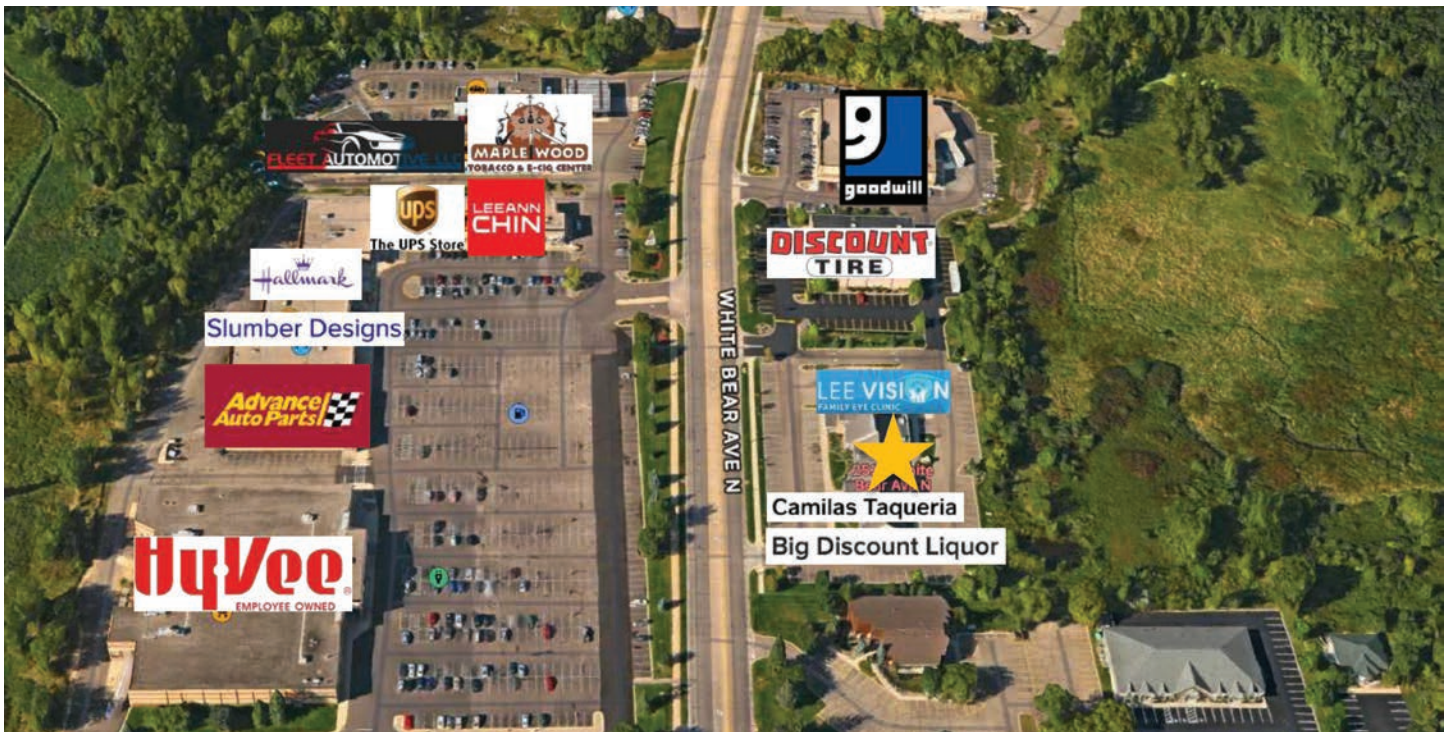


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Map



Aerial



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