

**SITE**



MATHNASIUM  
The Math Learning Center  
SCHULER SHOES  
profile  
KAYBIRD

AUSTADS  
CherryBerry  
HOM FURNITURE  
WINGS WINGS

Auto Zone  
PIZZA

18,229 VPD DIVISION ST

7,700 VPD

8,400 VPD

29,254 VPD

31,310 VPD

DIVISION ST 32,432 VPD

8,700 VPD

2ND ST

27,514 VPD

20,834 VPD

2ND ST

HIGHWAY 15

SCHEELS

TARGET

CROSSROADS CENTER

DSW

HomeGoods

ULTA

icpenney

SPiRE

SPiRE

Michael's

ASHLEY

BEST BUY

Creed

Qdoba

SIERRA

crumbl

LEANN CHIN

SLIM CHICKENS

FIVE GUYS

Fairfield

bluepearl

COUNTRY

ANGUSHIRE GOLF

QUALITY

BOULDER TAP ROUSE

AUSTADS

CherryBerry

HOM FURNITURE

WINGS WINGS

us bank

DUNKIN'

verizon

at&t

1Mobile

verizon

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DIVISION ST 32,432 VPD

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RETAIL FOR LEASE

4110 DIVISION STREET | ST. CLOUD, MN

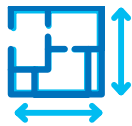


# 4110 DIVISION STREET OVERVIEW



## SITE INFORMATION

**LOCATION:** SEQ of 41st Ave & Division St | St. Cloud  
**BUILDING GLA:** 48,345 sq. ft.



## FOR LEASE

**AVAILABLE:** 30,145 sq. ft. (divisible)  
**LA-Z-BOY:** 15,600 sq. ft.



## TRAFFIC COUNTS

**DIVISION ST:** 28,500 vpd  
**2ND STREET:** 30,000 vpd  
**HIGHWAY 15:** 31,000 vpd



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	6,676	62,344	106,658
<b>Median HH Income</b>	\$40,776	\$49,219	\$52,085
<b>Average HH Income</b>	\$55,285	\$67,581	\$69,941



## HIGHLIGHTS

- Join La-Z-Boy in a mixed-use development across from Crossroads Center
- Best commercial/retail site in St. Cloud, MN
- Stop lit intersection
- Access on all four sides
- Outstanding signage



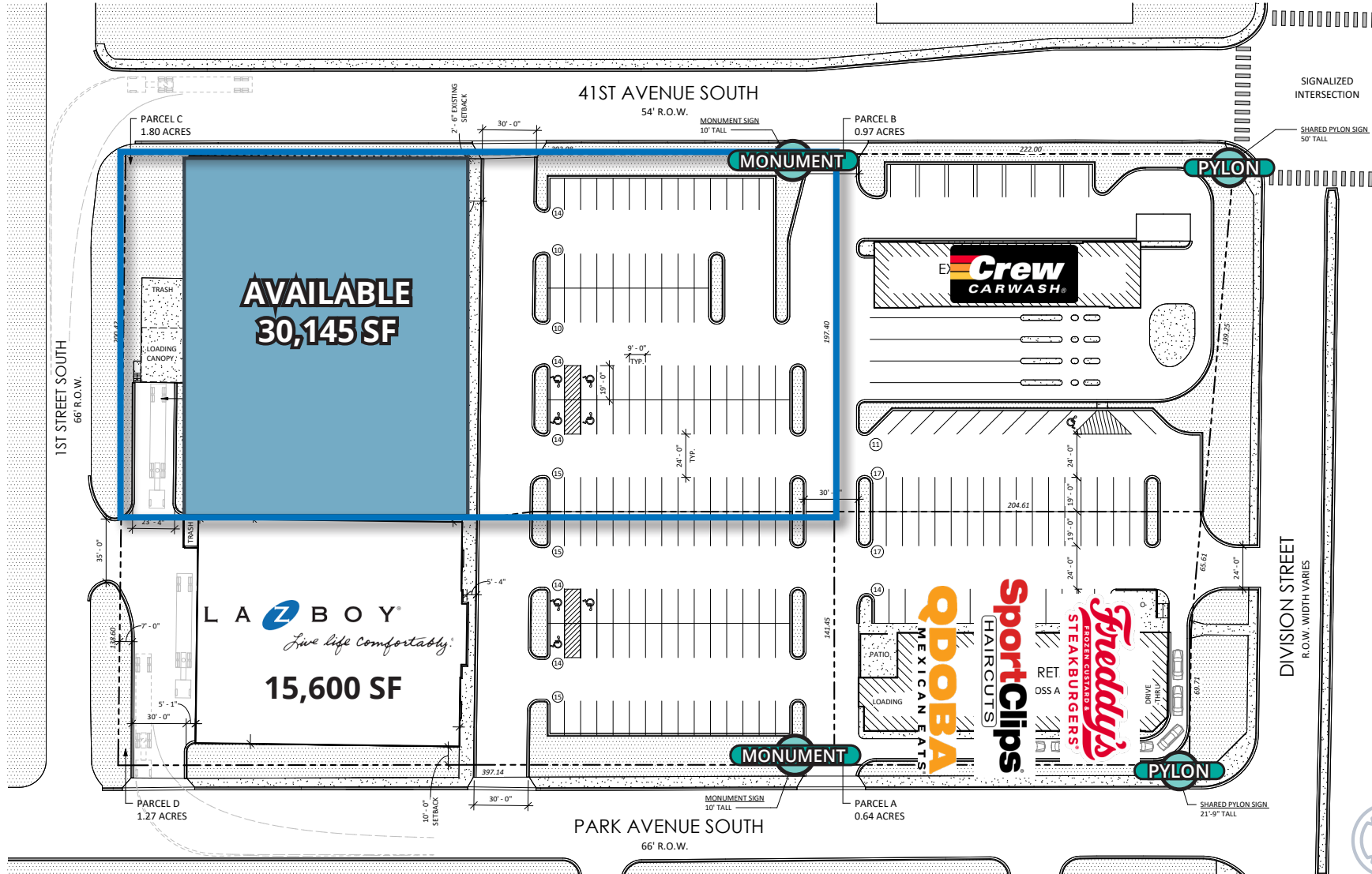
## TRADE AREA TENANTS



## FOR MORE INFO CONTACT:

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[kris.schisel@transwestern.com](mailto:kris.schisel@transwestern.com)

# PROPERTY SITE PLAN



## contacts

### RETAIL LEASING

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