

612 ROOSEVELT RD | ST. CLOUD, MN

Former Restaurant w/ Drive Thru + Patio For Sale or Lease

612 ROOSEVELT RD OVERVIEW

SITE INFORMATION

LOCATION: 612 Roosevelt Rd | St. Cloud, MN

BUILT: 2017

FOR SALE OR LEASE

BUILDING SIZE: 2,026 sq. ft. w/ drive-thru

PARCEL SIZE: 1.07 acres

2024 EST. OPEX: \$12.18 psf taxes + \$0.97 psf insurance
Tenant to self manage

TRAFFIC COUNTS

24,293 vpd | Roosevelt Rd

7,100 vpd | 25th Ave S

HIGHLIGHTS

Former restaurant space w/ drive-thru

Positioned along St. Cloud's high-traffic main thoroughfare in trade area near I-94

Excellent visibility + 2 pylon signs

Located by downtown St. Cloud and St. Cloud State University

CONTACT

MOLLY TOWNSEND | 612 359 1693 | molly.townsend@transwestern.com

DEMOGRAPHICS

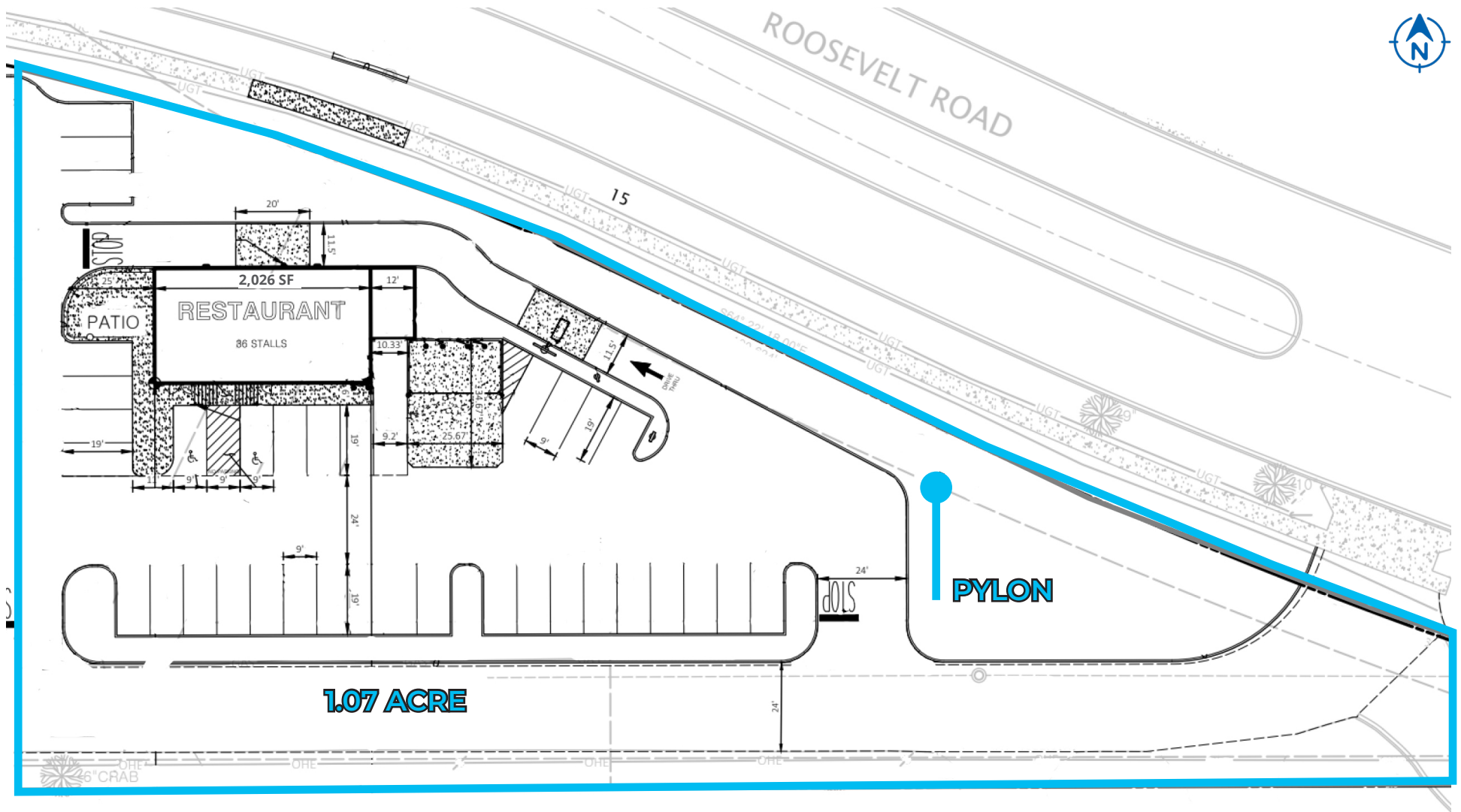
RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	12,322	67,706	102,082
MEDIAN HH INCOME	\$55,503	\$53,445	\$58,229
AVERAGE HH INCOME	\$75,395	\$73,939	\$79,096

* Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars

AREA RETAILERS



612 ROOSEVELT RD SITE PLAN

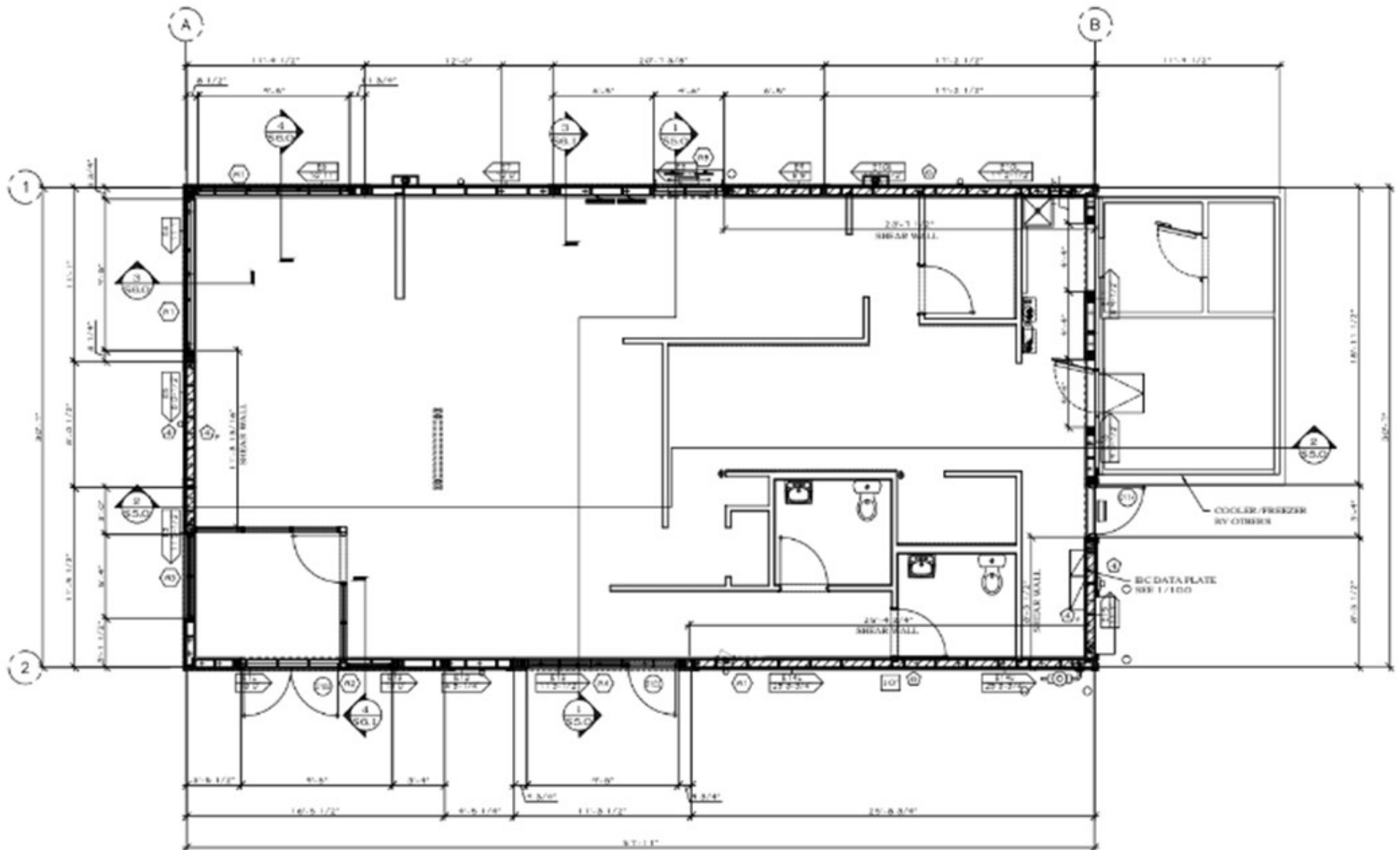


CONTACT

MOLLY TOWNSEND | 612 359 1693 | molly.townsend@transwestern.com



612 ROOSEVELT RD BUILDING PLAN



CONTACT

MOLLY TOWNSEND | 612 359 1693 | molly.townsend@transwestern.com



REALTY
RESOURCES
MEMBER

612 ROOSEVELT RD BUILDING PHOTOS

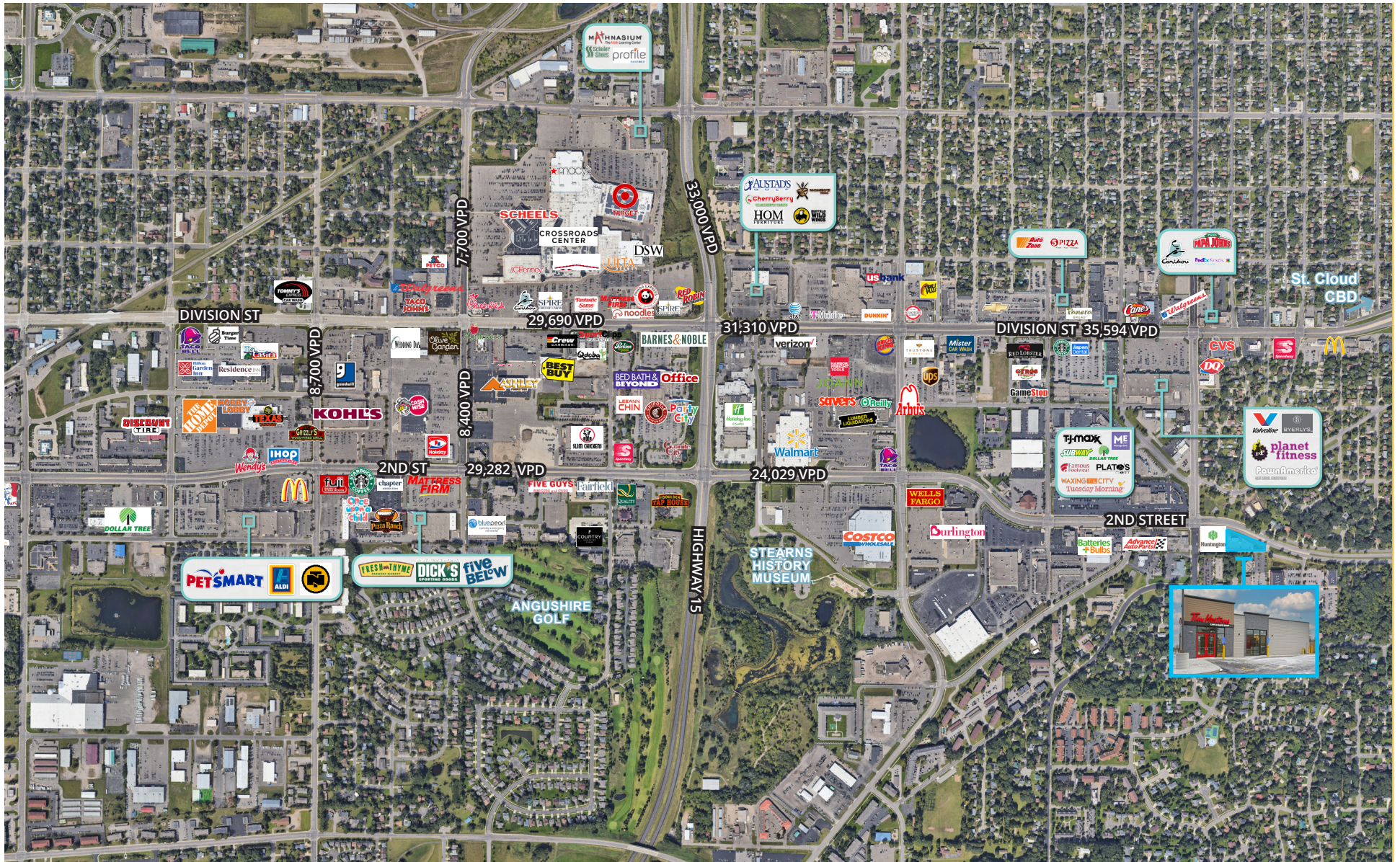


CONTACT

MOLLY TOWNSEND | 612 359 1693 | molly.townsend@transwestern.com



ST. CLOUD TRADE AREA AERIAL



CONTACT

MOLLY TOWNSEND | 612 359 1693 | molly.townsend@transwestern.com

