



314 DIVISION STREET | WAITE PARK, MN
FOR LEASE - OFFICE OR RETAIL

314 DIVISION STREET FOR LEASE OVERVIEW

LOCATION: 314 Division Street | Waite Park, MN
PID: 96.605760902
BUILDING SIZE: 13,000 SF
LOT SIZE: 1.49 AC

AVAILABILITY

SUITE 324 1,900 sq. ft.
CAM + TAX: \$6.92 sq. ft. total - 2025 est.
[\$1.30 psf CAM/Ins + \$5.62 psf Tax]

HIGHLIGHTS

A 1,900-square-foot space is available for lease along West Division Street in Waite Park, just minutes west of Crossroads Center. The property offers excellent visibility, ample parking, and is zoned B3, allowing for a variety of uses including but not limited to office and retail. Co-tenants include LaCasita Mexican Restaurant, Busch Travel Agency, Insight Eyecare, and Hilton Garden Inn. Area retailers include Home Depot, Hobby Lobby, Kohl's, Texas Roadhouse, and several other national and local retailers.

CONTACT

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DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	50,816	111,142	139,835
MEDIAN HH INCOME	\$55,452	\$55,546	\$60,778
AVERAGE HH INCOME	\$70,586	\$71,827	\$79,498

TRAFFIC COUNTS

HIGHWAY 23: 29,388 VPD
DIVISION STREET: 18,229 VPD

AREA RETAILERS



314 DIVISION STREET FLOOR PLAN

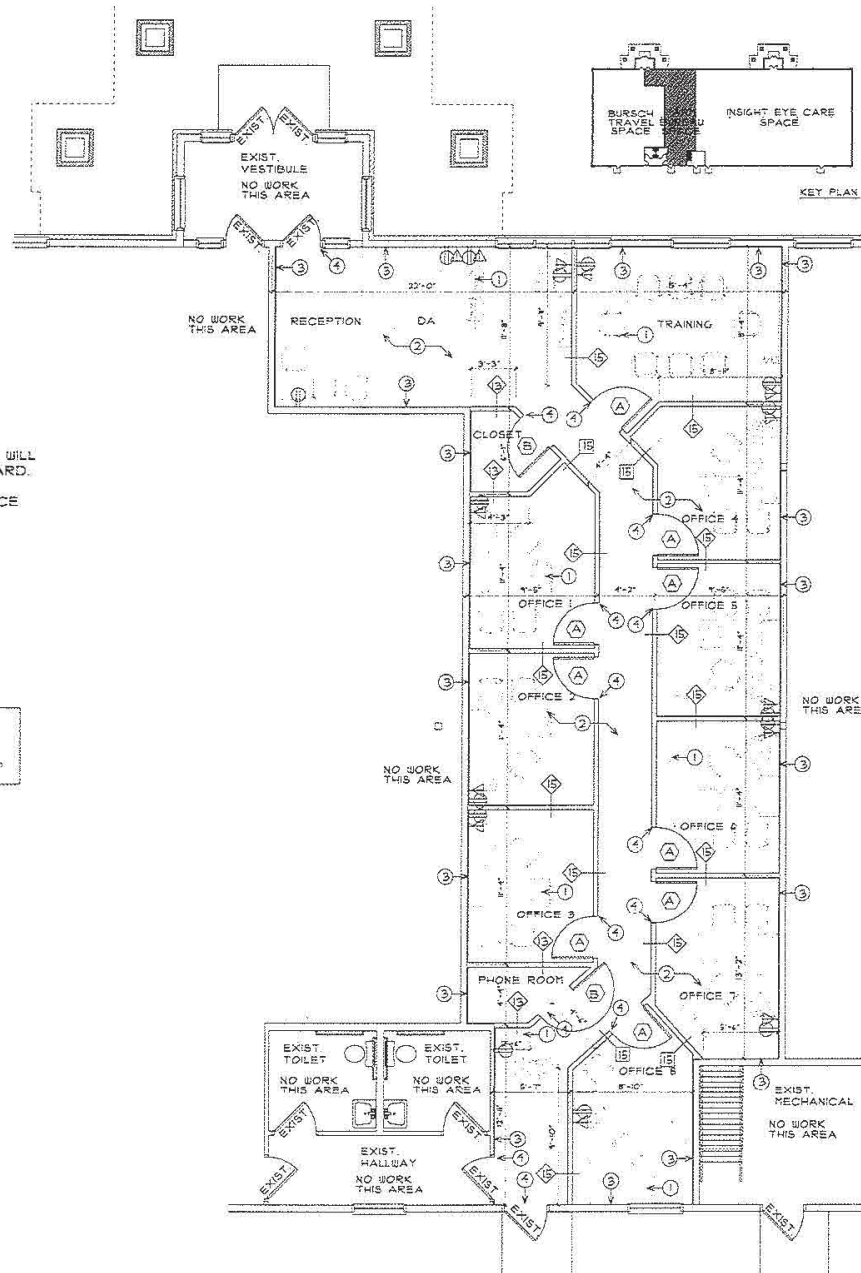
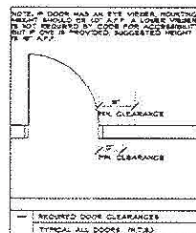


- GENERAL NOTES**
1. ALL FURNITURE AND EQUIPMENT SUPPLIED BY TENANT.
 2. VERIFY ALL ELECTRICAL, PHONE, DATA, & LOW VOLTAGE LOCATIONS AND REQUIREMENTS WITH TENANT.
 3. EXIST. DEMIZING AND EXTERIOR WALLS WILL REQUIRE 1 LAYER OF 5/8" GYPSUM BOARD.
 4. PROVIDE MIN. ACCESSIBILITY CLEARANCE AT ALL DOORS PER DETAIL 1/A1.
 5. VERIFY ALL MECH. REQUIREMENTS W/ MECH. PLANS.

CONTRACTOR NOTE:
These plans are depicted to the best of the Architect's knowledge and understanding of existing conditions. Any discrepancies found during demolition or construction should be brought to the attention of the Architect for further review.

FLOOR PLAN

SCALE: 1/4" = 1'-0"



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