



FOR LEASE | MAPLEWOOD, MN
3087 WHITE BEAR AVE


TRANSWESTERN
REAL ESTATE
SERVICES

PROPERTY SUMMARY

LOCATION: 3087 White Bear Ave | Maplewood, MN

YEAR BUILT: 2005

PARKING: 115 Spaces

TRAFFIC COUNTS: 28,197 vpd on White Bear Ave N
11,563 vpd on County Rd D E
82,046 vpd on I-694

AVAILABILITY: 5,976 sq. ft.

AREA TENANTS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	9,167	68,547	192,173
HOUSEHOLDS	3,664	27,299	72,486
MEDIAN HH INCOME	\$83,302	\$82,798	\$79,556
AVERAGE HH INCOME	\$97,132	\$104,220	\$105,342

* Sources: Placer.ai 2023 est

HIGHLIGHTS

- Former TGI Friday's with all the kitchen equipment, furniture and other fixtures kept inside.
- Unmatched and prominent Pylon Sign on White Bear Ave
- Dedicated parking field
- Conveniently located just off I-694
- Shadow anchored by Maplewood Regional Mall, a top 5 metro thriving retail submarket for almost every retailer.
- Gateway to the Maplewood regional shopping district, adjacent to one of six (6) regional malls in the Twin Cities Metro area.



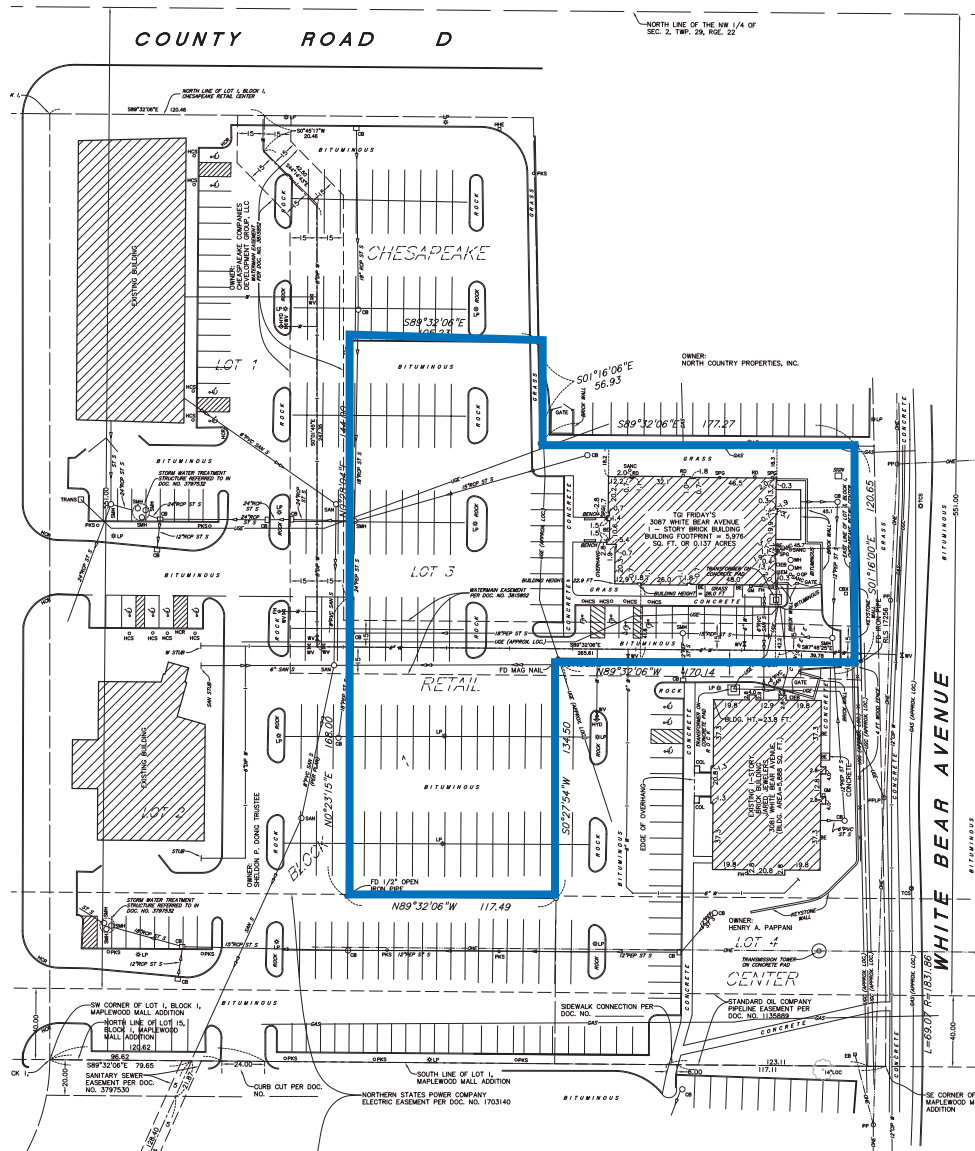
CONTACT

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REALTY RESOURCES
MEMBER

PROPERTY SURVEY



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PROPERTY PHOTOS



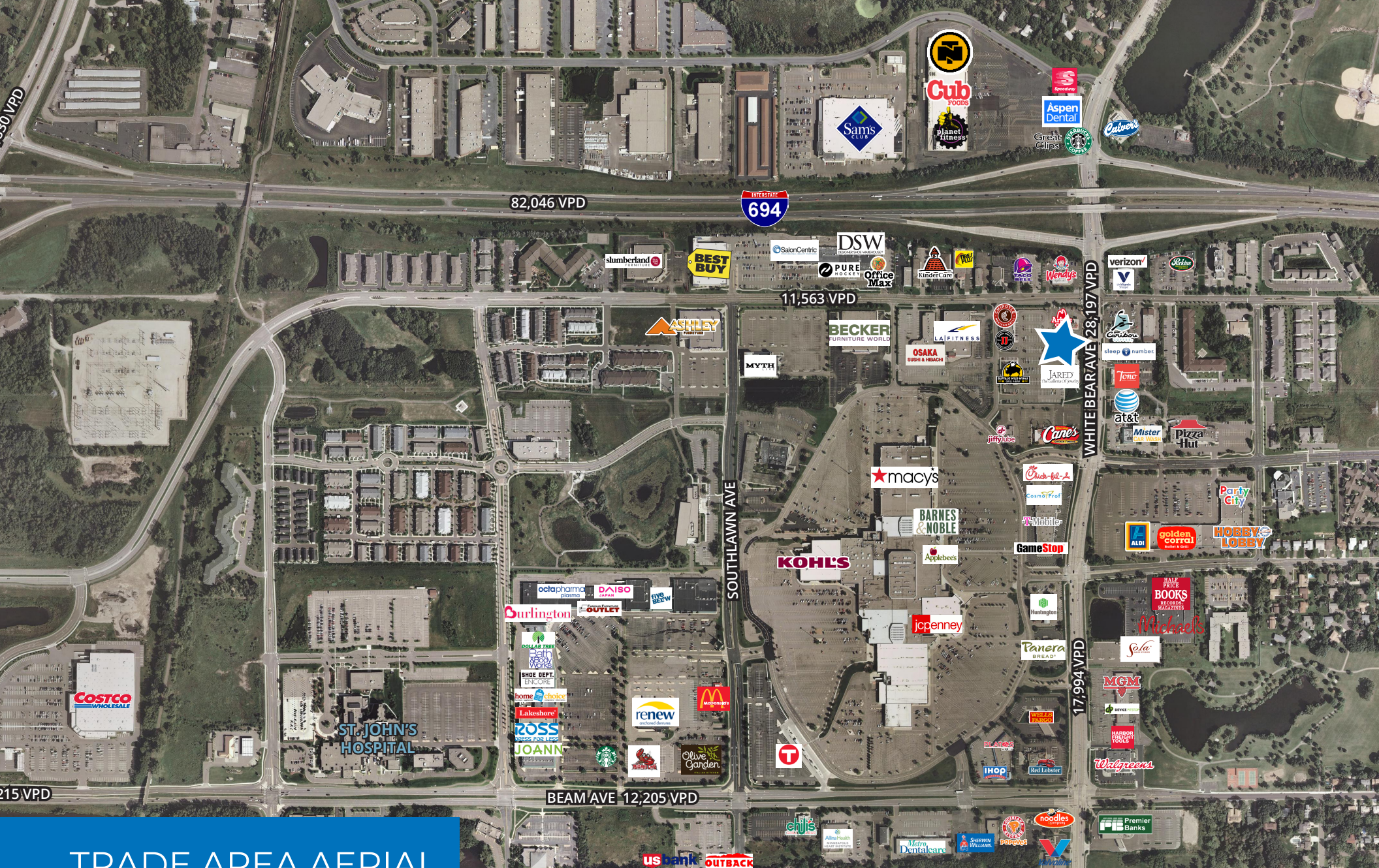
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