

CONFIDENTIAL 1.88 AC Redevelopment Site

AVAILABLE FOR BTS OR GROUND LEASE
2925 White Bear Ave | Maplewood, MN 55109



Property Details

CONFIDENTIAL 1.88-acre redevelopment opportunity located at the northwest corner of Beam Avenue and White Bear Avenue in Maplewood, MN.

LOCATION

- 2925 White Bear Ave | Maplewood MN 55109

EXISTING RESTAURANT BUILDING

- 8,000 SF - Current Lease Ending Summer 2026

LOT SIZE

- 1.88 AC

TRAFFIC COUNTS

- 11,740 VPD - Beam Ave
- 19,995 VPD - White Bear Ave

HIGHLIGHTS

- Prime corner site with high visibility & excellent access
- Surrounded by national retailers
- Existing 8,000 SF restaurant building
- Potential for ground lease or BTS

Area Tenants



Demographics

DRIVE TIME	5 MIN	10 MIN	15 MIN
POPULATION	11,555	94,845	352,303
MEDIAN HH INCOME	\$78,989	\$85,994	\$82,387
AVERAGE HH INCOME	\$98,676	\$109,384	\$110,612

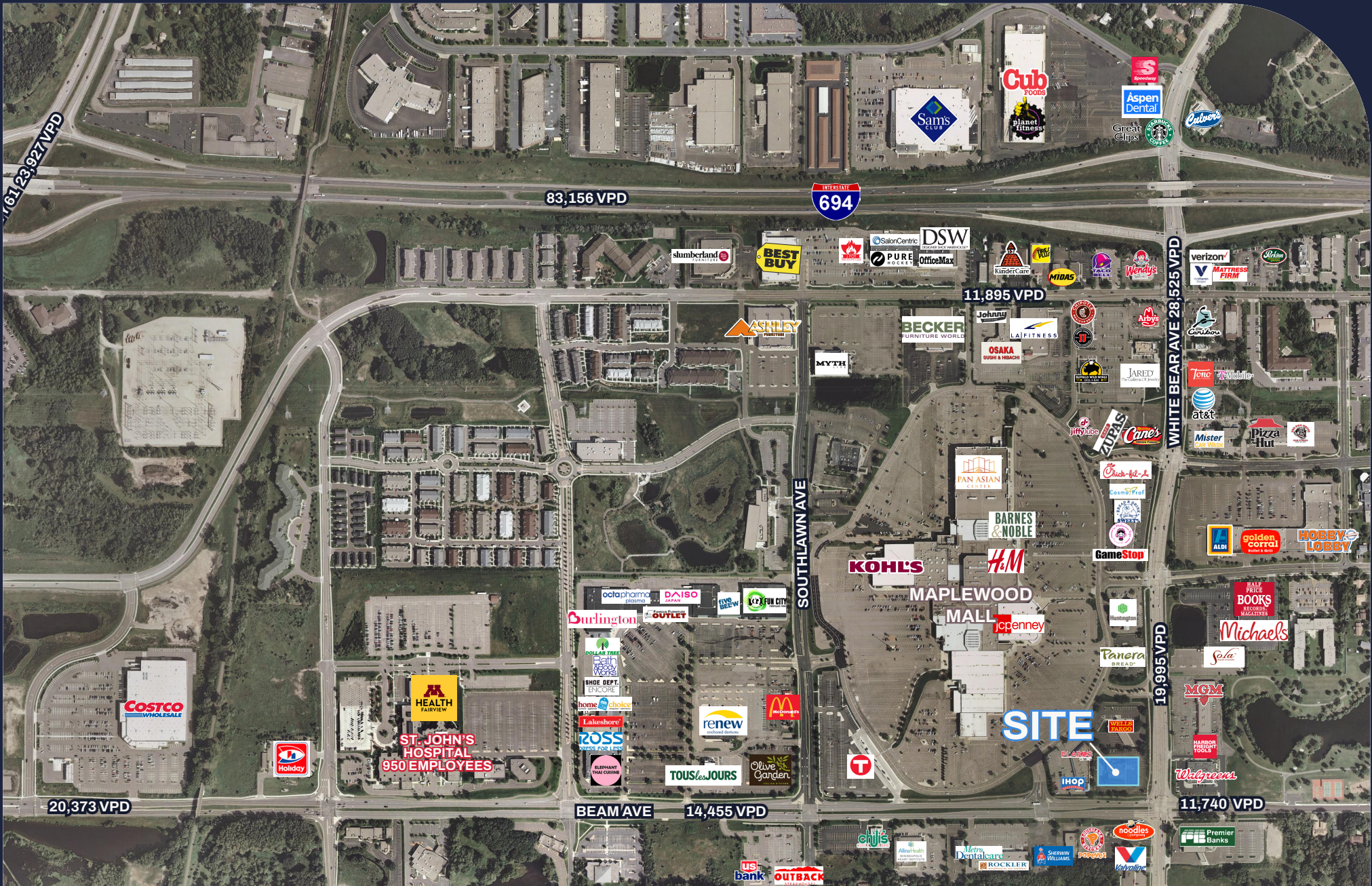
** Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars*

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