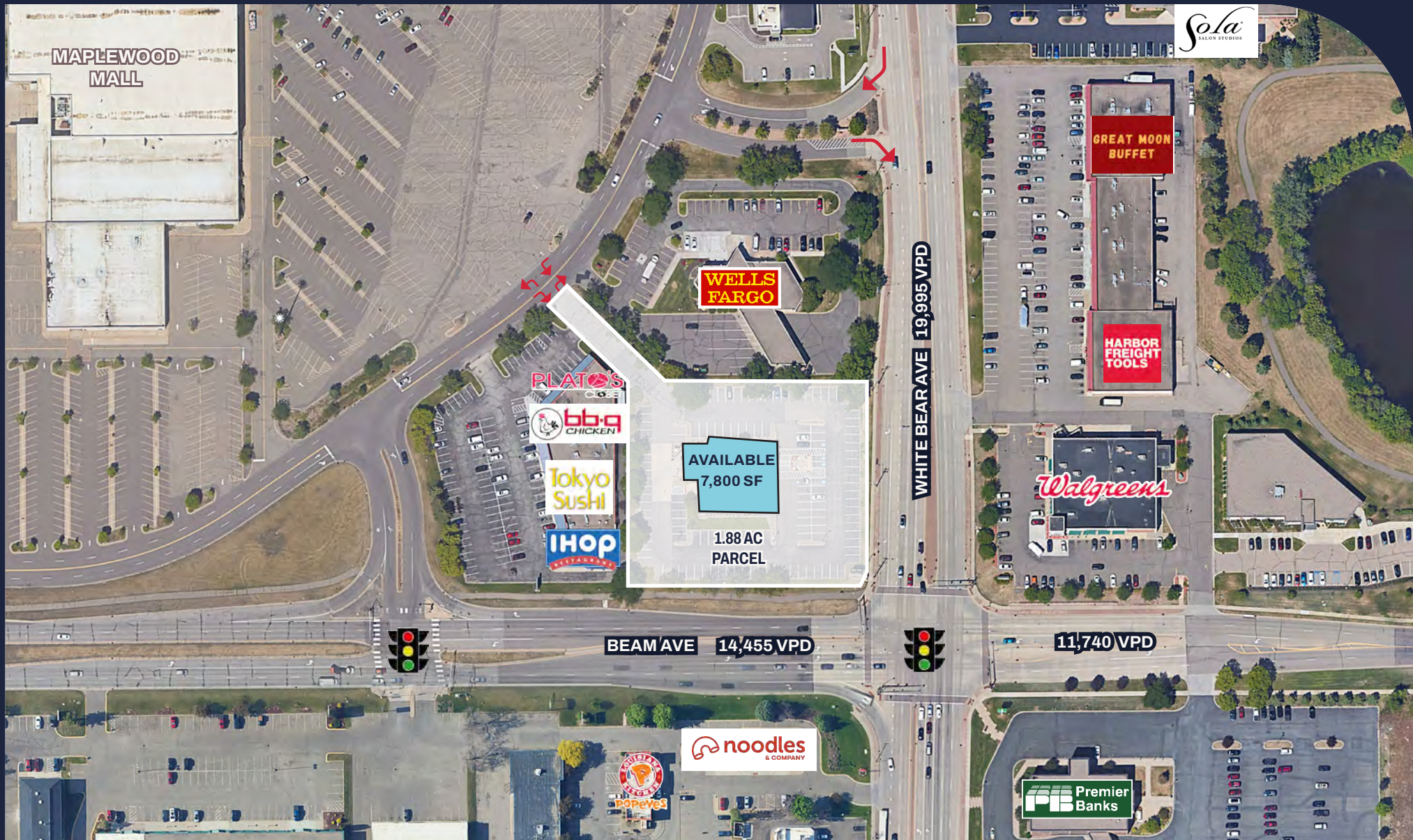


Former Maplewood Restaurant

AVAILABLE FOR LEASE OR REDEVELOPMENT

2925 White Bear Ave | Maplewood, MN 55109



PROPERTY DETAILS

7,800 SF former restaurant building on 1.88-acre site located at the corner of Beam Ave and White Bear Ave in Maplewood, MN.

LOCATION

- 2925 White Bear Ave | Maplewood MN 55109
- NEQ of Beam and White Bear

AVAILABILITY

- 7,800 SF - Freestanding restaurant building

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 including Panera, IHOP, Popeye, Chick-fil-A & Cafe Zupas
- Existing 7,800 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

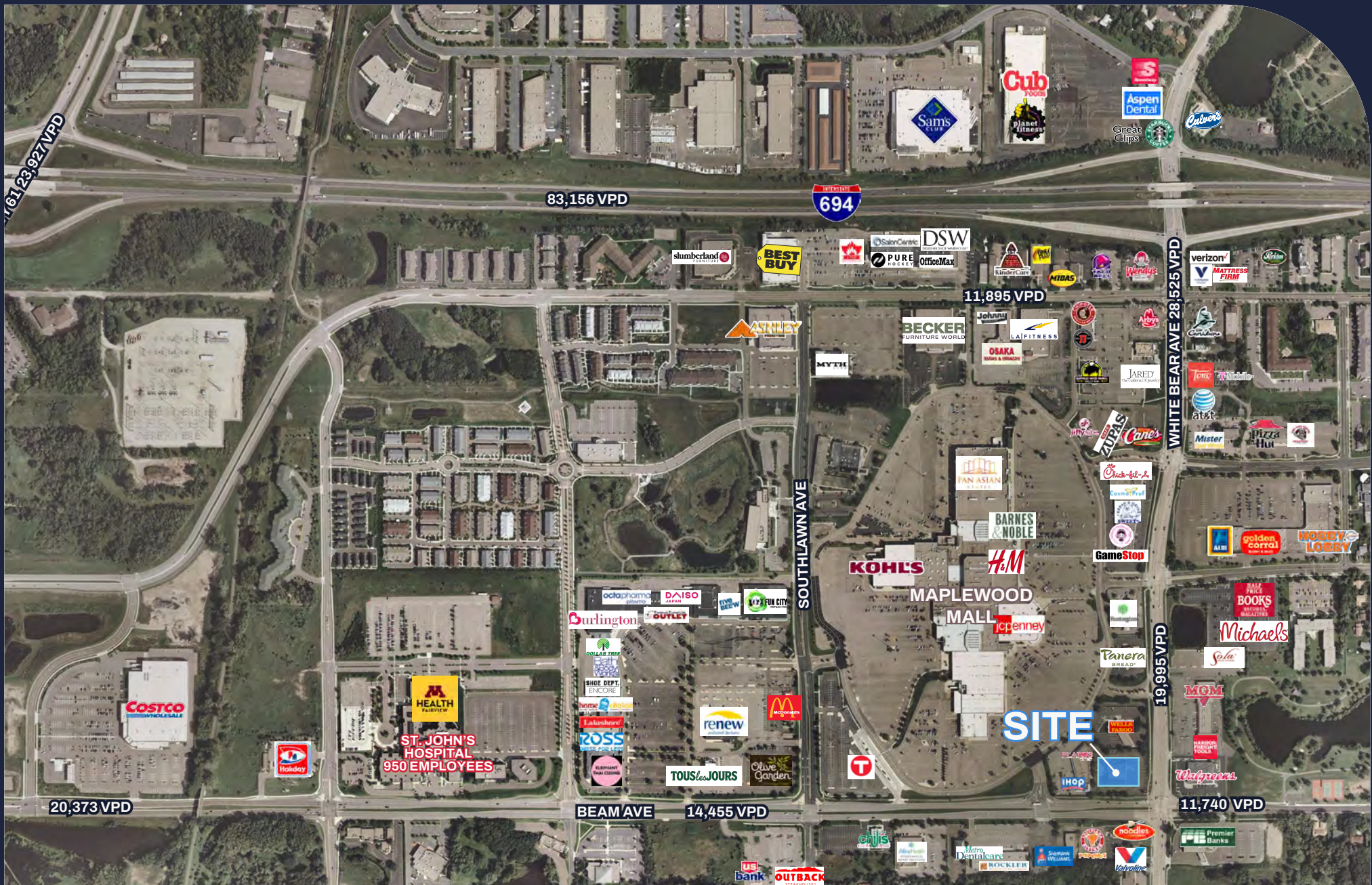
** Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars*

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