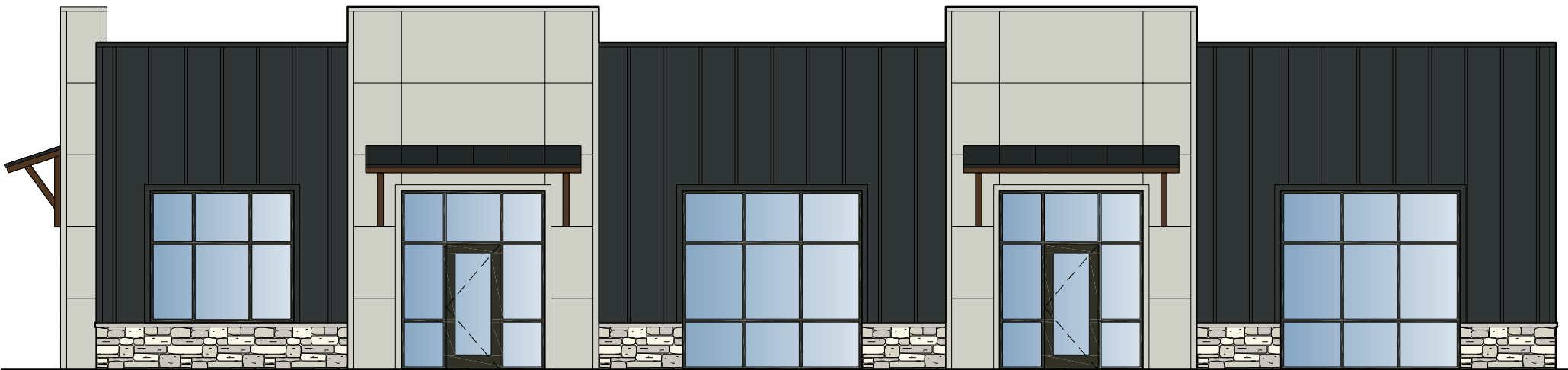


# NEW CONSTRUCTION



TRANSWESTERN

REAL ESTATE  
SERVICES



FOR LEASE

**ALBERTVILLE RETAIL**

**61ST STREET NE & LABEAUX | ALBERTVILLE, MN**

# ALBERTVILLE RETAIL OVERVIEW

**LOCATION:** 61st Street NE & Labeaux | Albertville  
**BUILDING GLA:** 5,700 SF  
**LOT SIZE:** 1.51 AC  
**PARKING:** 48  
**PID:** 101-078-001020

**FOR LEASE**  
**1,000 - 3,700 SF**

## TRAFFIC COUNTS

**LABEAUX AVE N:** 19,417 vpd  
**I-94:** 55,877 vpd

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	5,651	32,105	51,645
MEDIAN HH INCOME	\$112,270	\$131,068	\$132,920
AVERAGE HH INCOME	\$134,854	\$149,785	\$152,078

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

## CONTACT

BRAD KAPLAN CCIM | 612 359 1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)

## COMMENTS

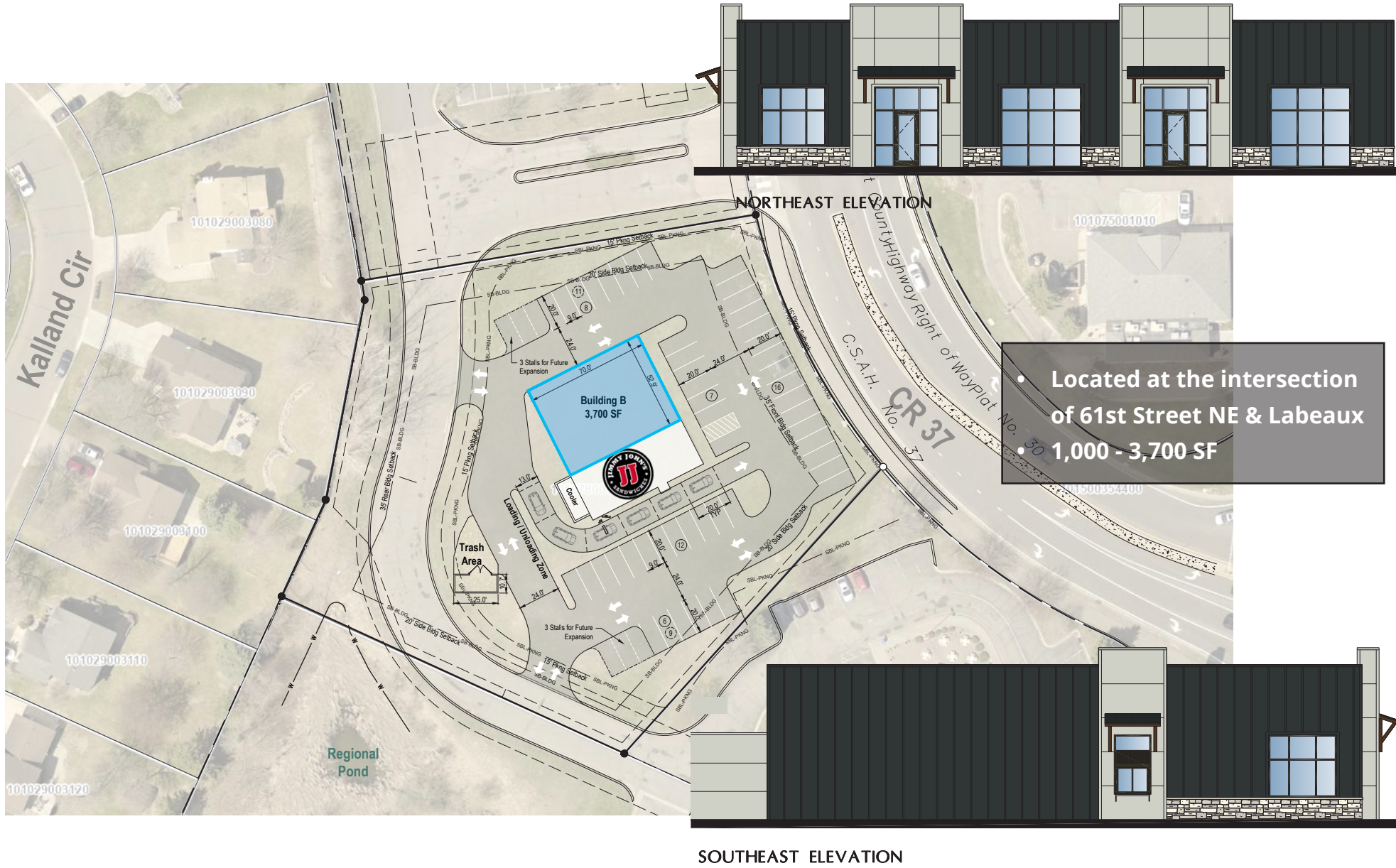
A proposed retail building is planned near the intersection of Labeaux and 61st Street NE. A 1,000 - 3,700 square foot vacancy remains. The property is zoned B-3 and allows for for a variety of uses. Area retailers include Coborn's, Verizon Wireless, The UPS Store, Circle K, Culvers, and several national and local retailers.

## AREA RETAILERS



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

# ALBERTVILLE RETAIL CONCEPT PLANS



## CONTACT

BRAD KAPLAN CCIM | 612 359 1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# ALBERTVILLE TRADE AREA AERIAL



## CONTACT

BRAD KAPLAN CCIM | 612 359 1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# ALBERTVILLE TRADE AREA AERIAL



## CONTACT

BRAD KAPLAN CCIM | 612 359 1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.