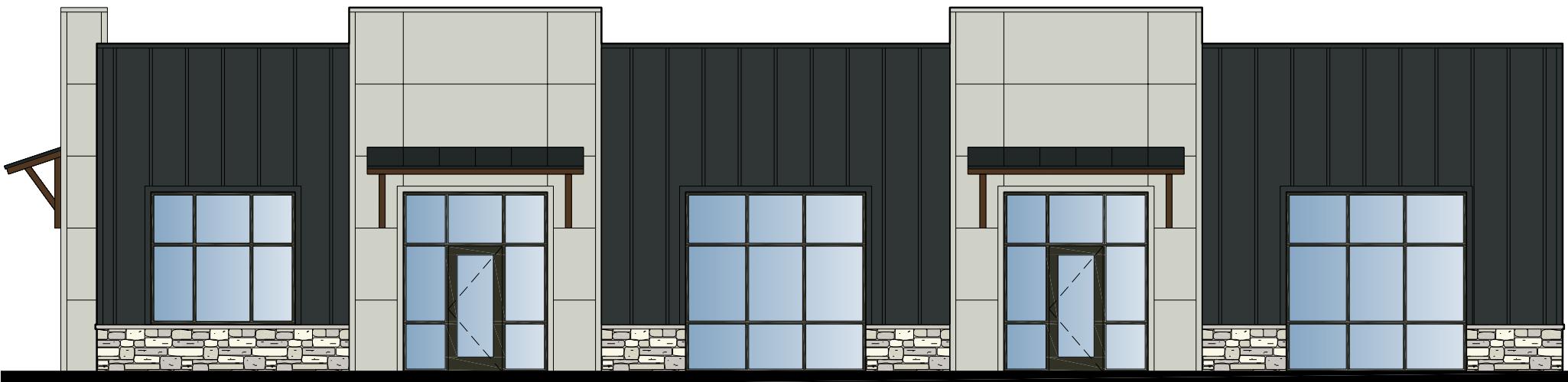


NEW CONSTRUCTION



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

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 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

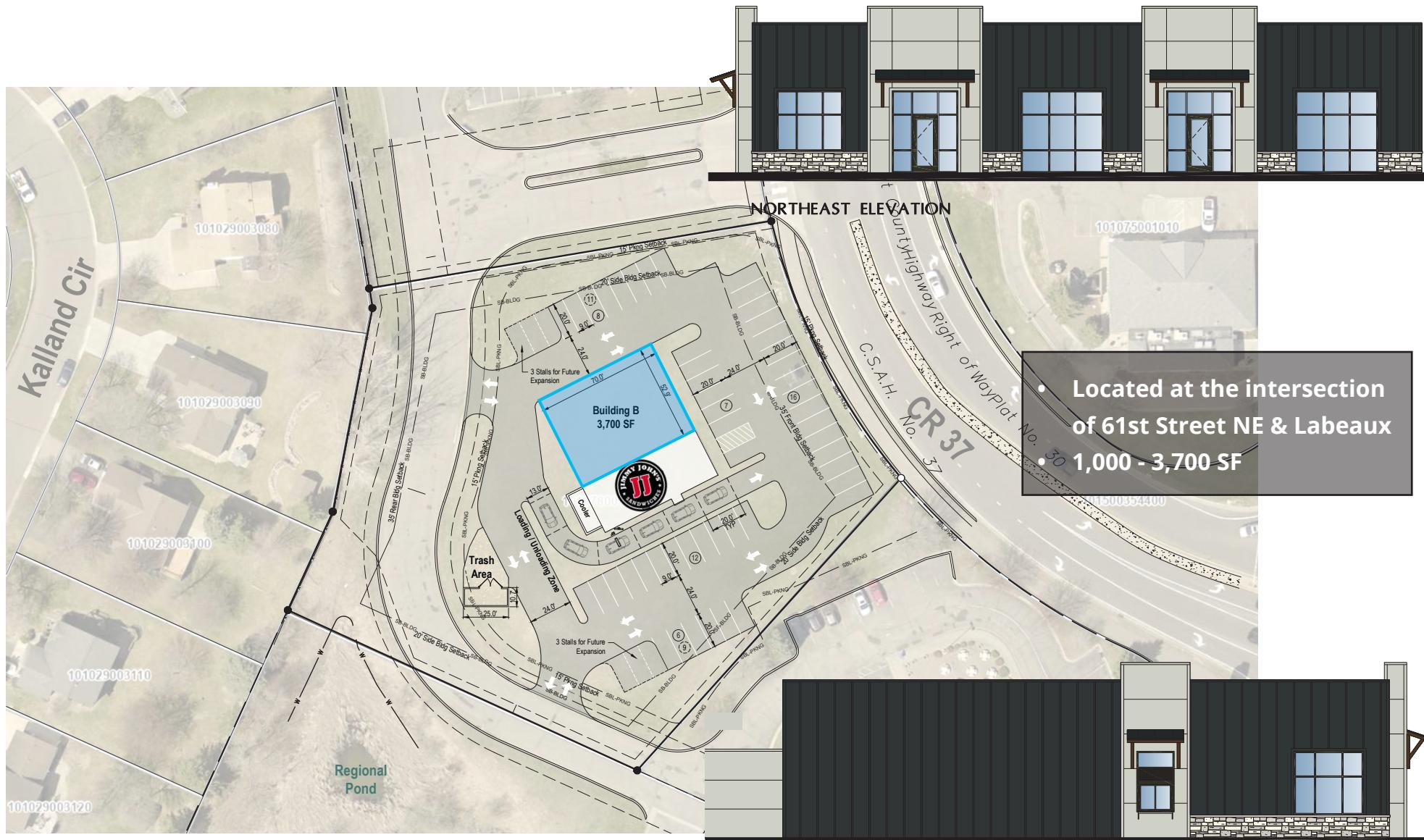


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ALBERTVILLE RETAIL CONCEPT PLANS

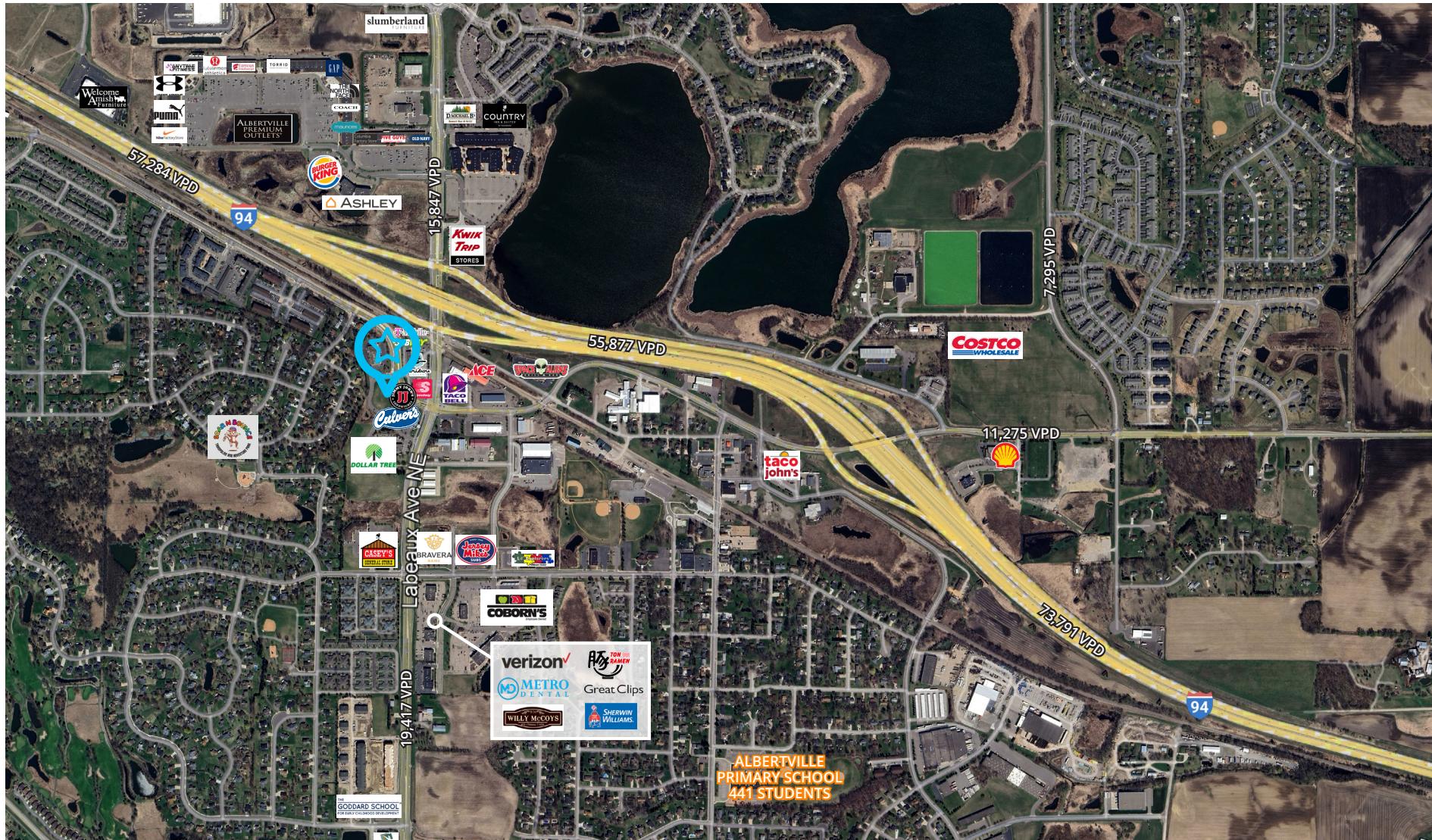


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