

**TRANSWESTERN**  
REAL ESTATE  
SERVICES



# NORTH BRANCH MARKETPLACE

Retail For Lease | 5418-5466 St. Croix Trail | North Branch, MN

OWNED BY:



MANAGED BY:





# PROPERTY SUMMARY

**LOCATION:** 5418-5466 St. Croix Trl | North Branch, MN  
**BUILDING GLA:** 72,895 sq. ft.  
**DESCRIPTION:** Neighborhood Center

## AVAILABILITY

**SUITE 111:** 1,336 sq. ft.  
**CAM + TAX:** \$10.50 psf Total 2024 est.  
 [\$3.63 psf CAM + \$6.87 psf Tax]

## TRAFFIC COUNTS

**HWY 95:** 22,227 vpd  
**INTERSTATE 35:** 37,500 vpd

## DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
<b>Population</b>	3,126	10,957	13,317
<b>Daytime Population</b>	1,787	4,303	4,677
<b>Median HH Income</b>	\$64,615	\$82,025	\$83,461
<b>Average HH Income</b>	\$77,624	\$93,383	\$95,653

## TRADE AREA TENANTS



### contacts RETAIL LEASING

**Tom Palmquist** • 952 381 5538 • tom.palmquist@transwestern.com  
**Janet Olson** • 612 359 1681 • janet.olson@transwestern.com

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# PROPERTY SITE PLAN



REALTY  
RESOURCES  
MEMBER

SUITE	TENANT	SQ. FT.
1	County Market	53,011
100	Dickies BBQ	1,920
101	Fantastic Sam's	1,323
102	H&R Block	1,210
103	Sky Nails & Spa	1,211
104-106	Don Julio	4,320
109	Tomo Hibachi & Sushi	1,440
110	Wireless Zone	1,404
<b>111</b>	<b>AVAILABLE</b>	<b>1,336</b>
112	North Branch Liquors	2,840



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