



EAST BRAINERD MALL

Retail For Lease | NWQ US Hwy 210 + Hwy 25 | Brainerd, MN

MANAGED BY:

PineTree™

PROPERTY SUMMARY

LOCATION: 417 8th Avenue NE | Brainerd, MN
BUILDING GLA: 191,459 sq. ft. total
HIGHLIGHTS: Dominant grocery-anchored center
 Recently renovated and strategically located
 Year round population of approx. 90,000
 increasing to 190,000+ during peak months

AVAILABILITY

SUITE 411: 5,725 sq. ft.
SUITE 429: 2,314 sq. ft.
SUITE 629: 1,440 sq. ft.
CAM + TAXES: \$5.29 psf total 2025 est.
 [\$2.93 psf CAM + \$0.39 psf ins + \$1.97 psf tax]

TRAFFIC COUNTS

US HWY 210: 16,881 vpd
HWY 25/8TH AVE: 8,594 vpd

DEMOGRAPHICS

RADIUS:	5 MILE	10 MILE	15 MILE
Population	23,479	39,510	54,806
Households	9,979	16,195	22,384
Average HH Income	\$64,284	\$75,929	\$77,923
Median HH Income	\$49,962	\$59,820	\$60,950

CENTER TENANTS



TRADE AREA TENANTS



contacts RETAIL LEASING

Tom Palmquist • 952 381 5538 • tom.palmquist@transwestern.com
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PROPERTY SITE PLAN

AVAILABILITY

SUITE	TENANT	SQ. FT.
401	Cub Foods	61,836
407	Dollar Tree	10,000
405	Four Seas Super Buffet	7,629
405A	Habitat for Humanity (Storage)	9,996
411	AVAILABLE	5,725
412	Greater MN Family Services	3,539
415	Habitat for Humanity	63,130
417	Subway	1,844
425	Caribou Coffee	1,589
429	AVAILABLE	2,314
611	1st National Bank of Deerwood	3,500
615	Monumental Sales	1,300
623	Great Clips	1,500
629	AVAILABLE	1,440
633	Tobacco Den	2,833
643	Verizon	3,519
716	Lutheran Social Services of MN	8,400



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