



GERVAIS AVE 3,615 VPD

WHITE BEAR AVE 23,500 VPD

MAPLERIDGE SHOPPING CENTER

Retail For Lease | 2501 White Bear Ave | Maplewood, MN

OWNED BY: MANAGED BY:



MAPLERIDGE SUMMARY

LOCATION: 2501 White Bear Ave | Maplewood, MN
BUILDING GLA: 114,681 sq. ft.
HIGHLIGHTS: A neighborhood center anchored by Hy-Vee with great visibility and ample parking.

AVAILABILITY

SUITE A14: 1,480 sq. ft.
SUITE A16: 6,027 sq. ft. (Avail. 3/1/25)

CAM + TAXES: \$10.19 psf total
 [\$2.85 psf CAM + \$0.30 psf INS + \$7.04 psf RET]

TRAFFIC COUNTS

WHITE BEAR AVE: 23,500 vpd
GERVAIS AVE: 3,615 vpd
HIGHWAY 36: 31,987 vpd

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	7,726	87,508	250,136
Daytime Population	11,108	80,598	230,167
Average HH Income	\$94,306	\$98,660	\$97,089
Median HH Income	\$69,437	\$72,572	\$68,345

AREA TENANTS



contacts RETAIL LEASING

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Janet Olson • 612 359 1681 • janet.olson@transwestern.com

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MAPLERIDGE SITE PLAN



SUITE	TENANT	SQ. FT.
A1/2	Chase Bank	2,711
A3	Leeann Chin	2,411
A5	Nutrition City Outlet	1,211
A6	Mochinut	1,211
A7	Glamour Nails	1,011
A8	UPS	1,211
A9	Banfield	3,412
A10	Anytime Fitness	5,361
A12B	OSI Physical Therapy	3,486
A13	Papa John's	1,445
A14	AVAILABLE	1,480
A15	Las Islas	6,050
A16	AVAILABLE 3/1/25	6,027
A17/18	Hy-Vee Wine & Spirits	9,826
A19	Advance Auto Parts	10,975
B1	Hy-Vee	56,853
PAD	Hy-Vee Fast & Fresh	4,147

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MAPLEWOOD TRADE AREA



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