

CENTERVILLE
ELEMENTARY
SCHOOL
544 STUDENTS

MAIN ST

5,591 VPD

41,245 VPD



SITE



18,440 VPD

23,800 VPD

MAIN ST

16,600 VPD

49,184 VPD

- Aspen Dental
- ideal credit union
- BLUE HERON GRILL
- HEARTLAND CREDIT UNION
- verizon
- Red Lobster
- Kwik Trip STORES

- Campanelle RESTAURANT & BAR
- Japan Miso
- DUNKIN'

- Kwik Trip STORES
- MidWestCr Bank
- CVS Pharmacy
- Verizon

- TIDAL WAVE
- Curbside
- McDonald's

- festival ...it's the little things

- WISEGUYS

- CIRCLE K
- FIRSTA CANCUN
- DQ

- ALDI

CLEARWATER CREEK CROSSING

Retail For Lease | NWC I-35E & Hwy 14 | Lino Lakes, MN

CLEARWATER CREEK CROSSING OVERVIEW

SITE INFORMATION

Location: NWC of I-35E & Hwy 14 | Lino Lakes, MN
Lot Sizes: Various
Timing: Spring 2025 Delivery

AVAILABILITY

Lot A: 2,325 SF | Chipotle
Lot B: 2,400+/- SF | QSR w/ drive thru
Lot C: 1,674 SF | Valvoline

TRAFFIC COUNTS

I-35E: 49,148 vpd
Hwy 14 (Main St): 18,440 vpd

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,102	23,990	49,377
Daytime Population	3,565	17,996	39,387
Median HH Income	\$117,790	\$114,364	\$114,770
Households	1,278	8,151	16,895

AREA TENANTS



FOR MORE INFO CONTACT:

RICK HAUSER | 612.313.0125
 rhauser@caprei.com

CHRIS SIMMONS | 612.359.1675
 chris.simmons@transwestern.com

JOHN JOHANNSON | 612.359.1680
 john.johannson@transwestern.com

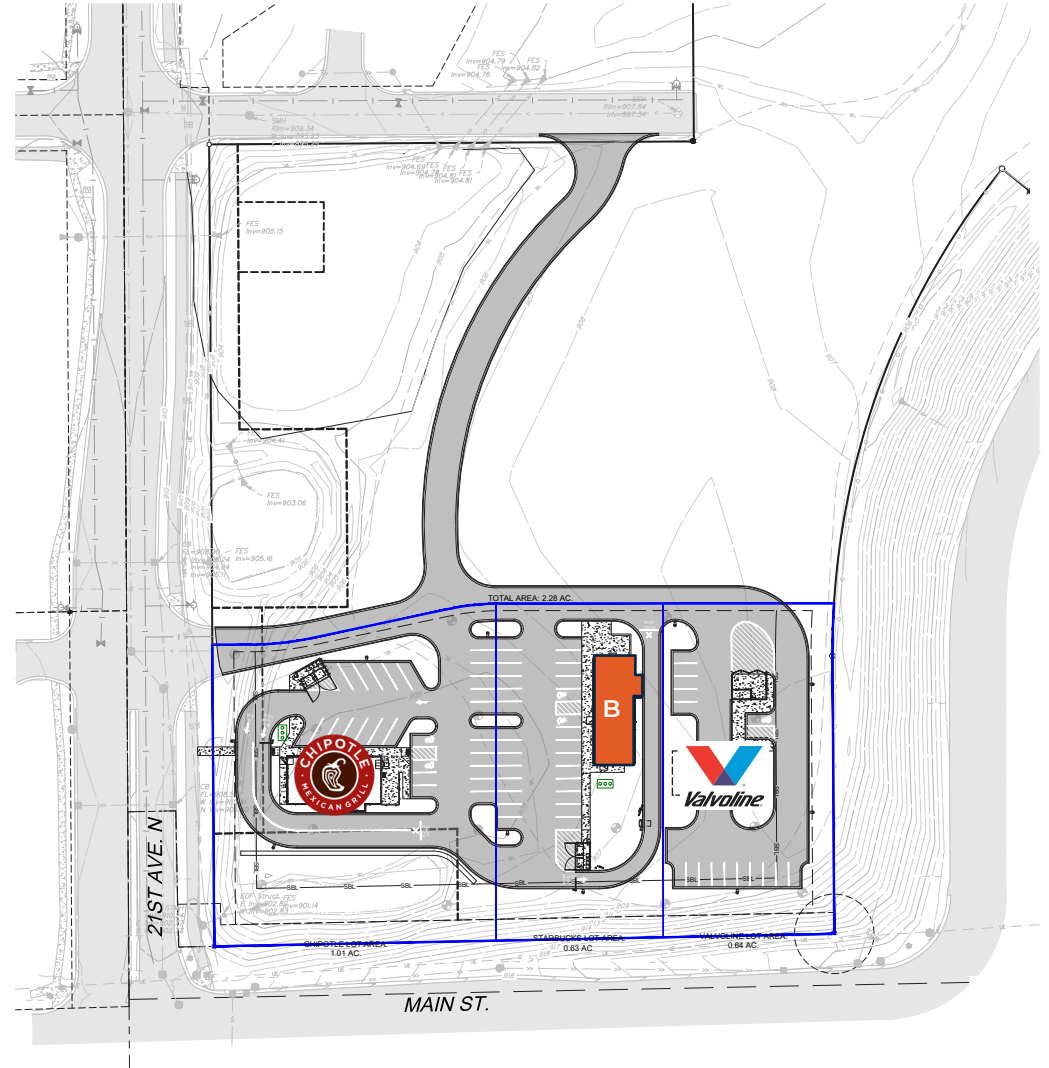
ALLISON MORGAN | 612.313.0126
 amorgan@caprei.com

CLEARWATER CREEK CROSSING SITE PLAN



AVAILABILITY

- Lot A:** 2,325 SF | Chipotle
- Lot B:** 2,400+/- SF | QSR w/ drive thru
- Lot C:** 1,674 SF | Valvoline



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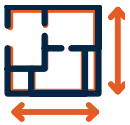
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JOHN JOHANNSON | 612.359.1680 | john.johannson@transwestern.com

CLEARWATER CREEK CROSSING SITE AERIAL



AVAILABILITY

- Lot A:** 2,325 SF | Chipotle
- Lot B:** 2,400+/- SF | QSR w/ drive thru
- Lot C:** 1,674 SF | Valvoline



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