

Retail Property

WAITE PARK FORMER CONVENIENCE STORE
1435 DIVISION ST, WAITE PARK, MN 56387

FOR SUBLEASE



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a 3,743-square-foot former gas station and convenience store available for sublease at 1435 W Division Street in Waite Park, Minnesota. This offering provides a opportunity to operate within an established retail location along one of the St. Cloud area's most active commercial corridors. Positioned on Division Street (Highway 23), the property benefits from excellent visibility, strong traffic counts, and convenient access, serving a high volume of daily commuters, local residents, and nearby businesses. The building features a functional convenience store layout, designed to support efficient operations and a variety of retail offerings including food, beverage, and general merchandise. Existing infrastructure allows for a seamless transition for a new operator. The sublease term extends through March 26, 2037, offering a long-term, stable leasing opportunity rarely available in the market, ideal for tenants seeking to establish a lasting presence in a high-demand location. With its prime location, strong exposure, and extended lease term, 1435 W Division Street presents an excellent opportunity for owner-operators, future tenants, and expanding retailers looking to grow within the Waite Park and greater St. Cloud market.

PROPERTY HIGHLIGHTS

- 3,743 square foot former gas station and convenience store available for sublease
- Sublease runs through March 26, 2037
- Well located along Division Street one of greater St. Cloud's most trafficked retail corridors
- Property features excellent visibility and exposure to over 25,000 vehicles daily
- Efficient, functional floor plan for convenience retail operation
- Dense retail corridor with national and regional tenants
- Ideal for future tenants and expanding retailers seeking a long-term, high-visibility location

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	3,743 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	430	1,761	7,140
Total Population	920	3,986	16,340
Average HH Income	\$55,613	\$60,793	\$77,135

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