

NORTHWAY COURT CENTER

1501 NORTHWAY DRIVE, SAINT CLOUD, MN 56303

OFFICE/RETAIL
FOR LEASE



OFFERING SUMMARY

AVAILABLE SF: 1501 A: 2,040 SF (1 Drive-in)
1501 B: 2,096 SF
1501 C: 2,914 SF
1501 D: 983 SF
-Suites can be combined
-Up to 8,033 SF Contiguous

LEASE RATE: Negotiable

TAX/CAM: \$7.35 PSF (2026)

SIGNAGE: On Building

ZONING: PUD-2; C-2

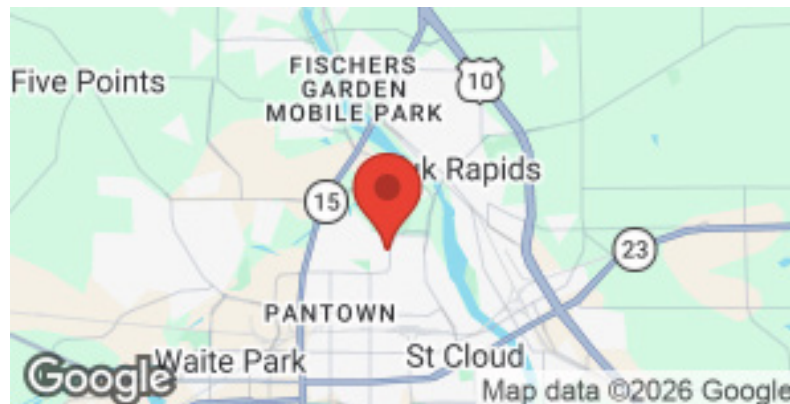
PROPERTY OVERVIEW

Northway Court Center, at Northway Dr and 15th St N, offers highly visible signage and is close to St. Cloud Technical and Community College, North Jr. High School, YMCA, Whitney Sports Complex, and St. Cloud Hospital Campus.

Benefit from the consistent foot traffic with co-tenants Speedway, New York Gyro, and Subway. This mixed-use center has a common area courtyard, ample off-street parking for visitors and staff, office and retail space to accommodate your needs.

PROPERTY HIGHLIGHTS

- Highly Visible Signage
- Suite 1501 A - 1 Drive-in Door, Storage/Warehouse Area
- Common Area Courtyard
- Over 12,600 VPD Along Northway & 6,000 Along 15th St. N



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

ANTHONY PASSANANTE

Senior Associate
(218) 329-0953
apassanante@suntide.com



AVAILABLE SPACE:

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983 SF UP TO 8,033 SF

1501 A: 2,040 SF (Storage/Warehouse w/1 Drive-in Door)

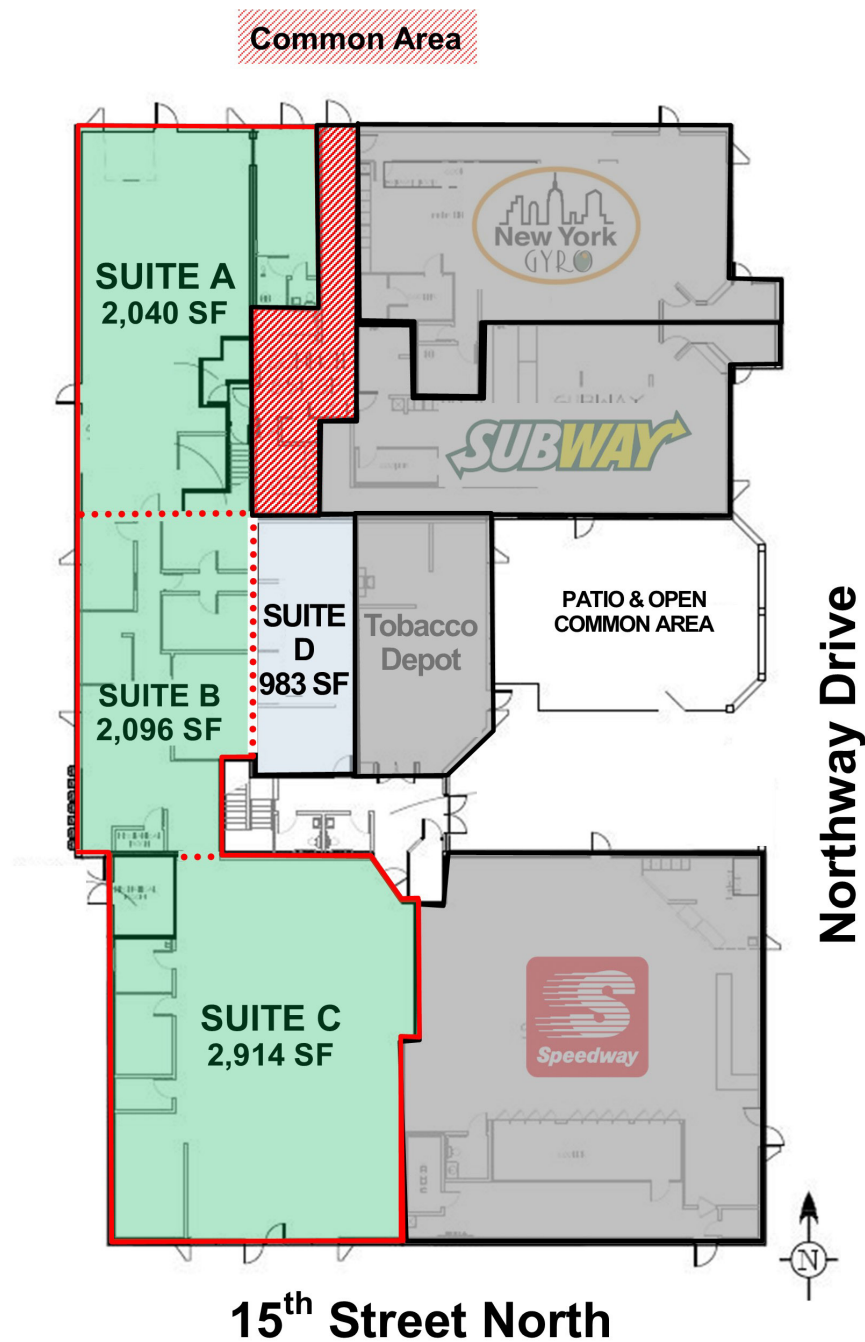
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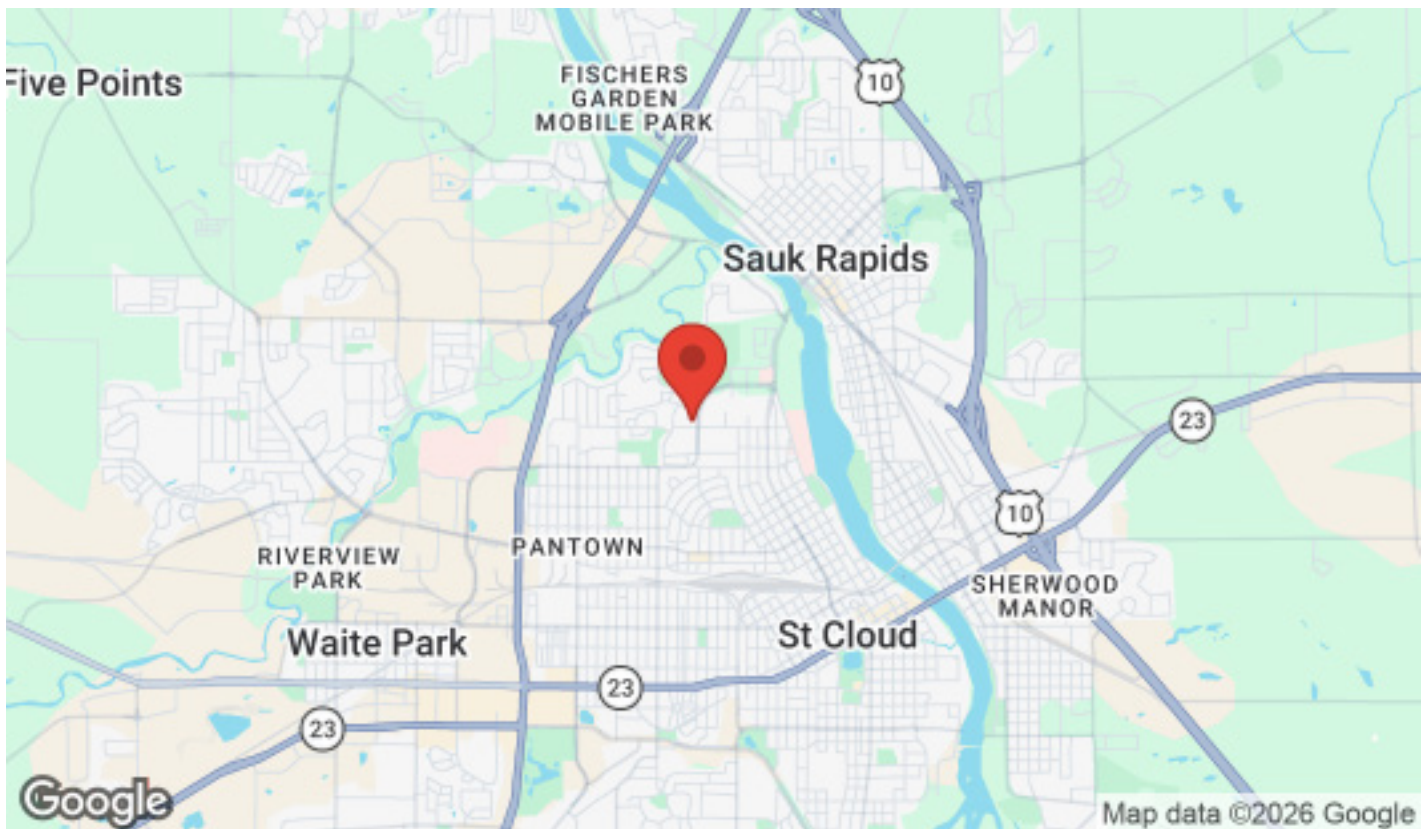
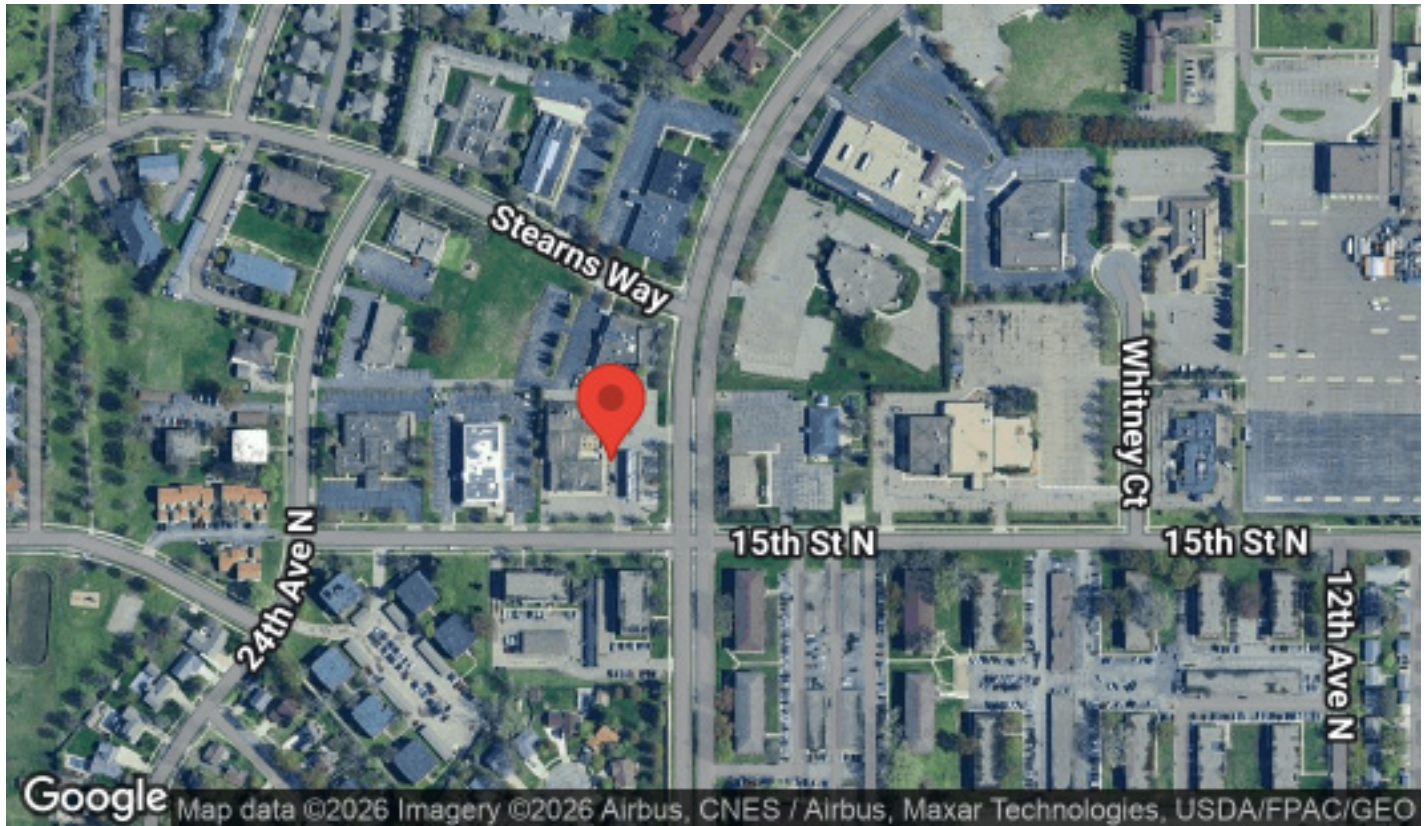
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LOCATION MAPS

1501 NORTHWAY DRIVE, SAINT CLOUD, MN 56303

NORTHWAY COURT
CENTER



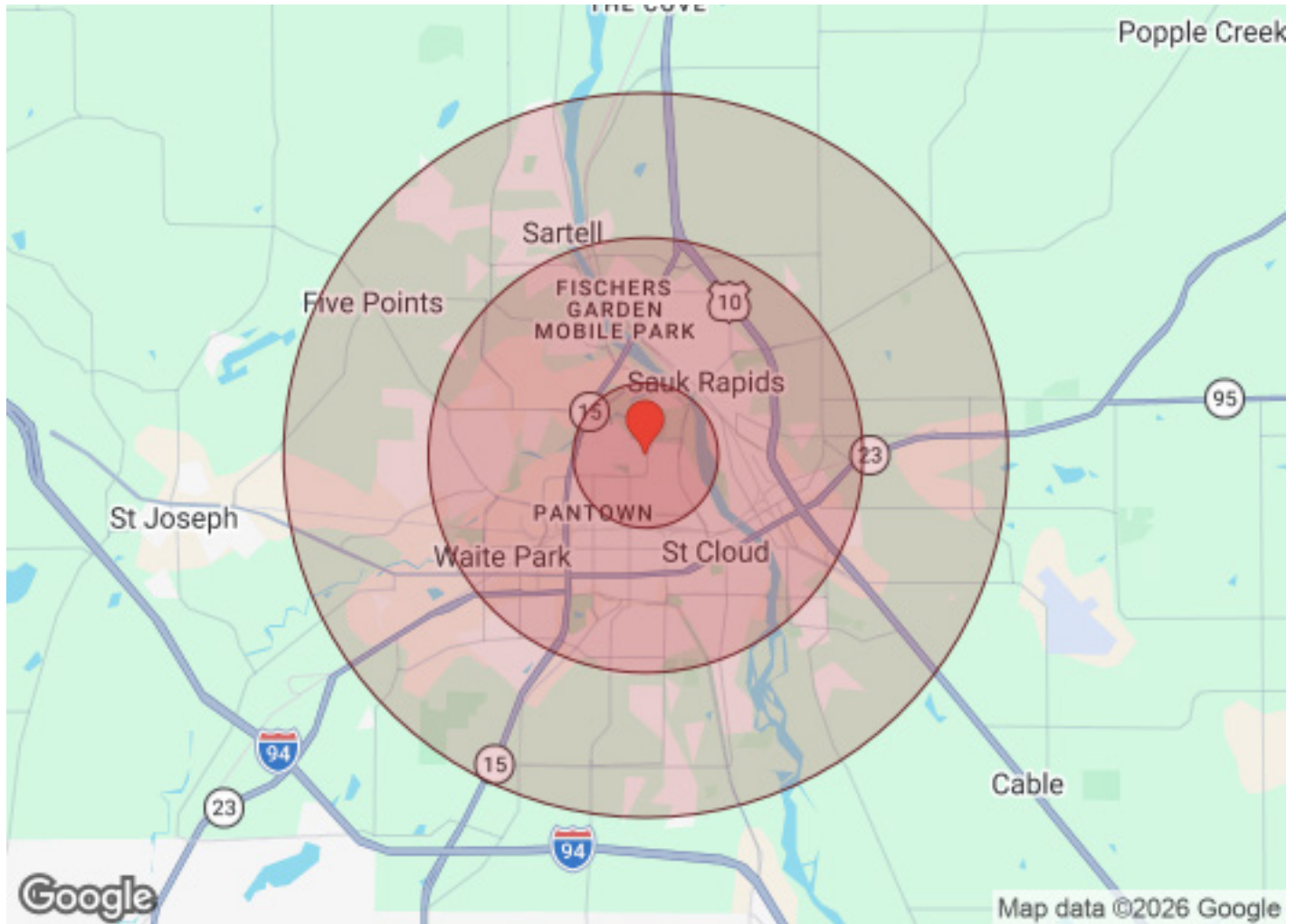
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,367	34,559	49,552
Female	4,712	35,704	50,810
Total Population	9,079	70,263	100,362

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,451	12,530	17,950
Ages 15-24	988	8,368	12,221
Ages 25-54	3,767	31,966	44,859
Ages 55-64	1,179	7,285	10,801
Ages 65+	1,694	10,114	14,531

Income	1 Mile	3 Miles	5 Miles
Median	\$48,020	\$42,410	\$44,780
< \$15,000	683	4,359	5,731
\$15,000-\$24,999	442	3,773	4,839
\$25,000-\$34,999	642	3,402	4,550
\$35,000-\$49,999	710	5,034	6,449
\$50,000-\$74,999	740	5,314	7,722
\$75,000-\$99,999	411	3,099	4,940
\$100,000-\$149,999	313	1,764	3,274
\$150,000-\$199,999	57	594	989
> \$200,000	128	454	841

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,775	30,230	42,757
Occupied	4,483	28,263	40,073
Owner Occupied	2,715	15,219	22,713
Renter Occupied	1,768	13,044	17,360
Vacant	292	1,967	2,684



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