

ST. JOSEPH FORMER CONVENIENCE STORE
27 W BIRCH ST, SAINT JOSEPH, MN 56374



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a 6,900-square-foot former convenience store available for sublease at 27 W Birch Street in St. Joseph, Minnesota. Strategically located near the heart of St. Joseph, the property benefits from excellent visibility, convenient access, and consistent traffic flow driven by both local residents and the nearby college population. Its proximity to key roadways and surrounding businesses enhances its appeal as a high-frequency retail destination. The building features a spacious and functional layout, supporting a wide range of convenience retail operations including food and beverage service, and merchandise sales. The sublease term extends through December 31, 2027, offering a stable, mid-term opportunity for tenants to establish and grow their business within an established location. With its prime location, strong visibility, existing infrastructure, and turnkey condition, 27 W Birch St presents an excellent opportunity for owner-operators, regional chains, or expanding retailers seeking a presence in the St. Joseph market.

PROPERTY HIGHLIGHTS

- 6,900 square foot gas station/convenience store available for sublease
- Sublease runs through December 31, 2027
- Near downtown St. Joseph with strong local presence
- High-visibility site with consistent traffic flow and convenient access
- Large functional floor plan supporting expanded retail offerings
- Surrounding area includes a strong mix of retail, service, and residential uses
- Ideal for owner-operators, tenants, and expanding retailers seeking a ready-to-operate location

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	6,900 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	532	10,498	52,495
Total Population	2,024	27,839	135,714
Average HH Income	\$90,117	\$90,990	\$90,728

JAKE CLEVELAND
320.291.8625
jcleveland@inventureproperties.com

AUSTIN RUEHLE
320.309.7598
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