



3720 3rd Street North

St. Cloud, Minnesota 56303



15,358 SF
Retail / Industrial Building



1.92 Acres
Commercial Site

\$2,000,000

OFFERING PRICE

EXCLUSIVELY OFFERED BY

RIC Properties

Bryce Thompson | 612.355.0751 | BryceThompson@RICProperty.com - **Nik Anderson** | 651.497.7222 | Nik@RICProperty.com

A 15,358± SF commercial building situated on a 1.92-acre site with excellent access to Highway 15, ample parking, and close proximity to Crossroads Center and numerous national retailers.



1.92-ACRE COMMERCIAL SITE

Well-positioned commercial property offering a generous site size with existing paved parking and room for a variety of commercial uses, subject to applicable approvals.



HIGH-VISIBILITY CORRIDOR

Excellent visibility along Highway 15 and 3rd Street N. in one of St. Cloud's primary commercial corridors.



15,358± SF EXISTING BUILDING

Single-story commercial building providing a flexible layout suitable for a variety of office, retail, showroom, or commercial applications.



AMPLE ON-SITE PARKING

Large paved parking area accommodates customers, employees, and visitors while supporting a variety of commercial operations.



ESTABLISHED COMMERCIAL LOCATION

Located along Highway 15 in an established commercial area surrounded by national retailers, restaurants, and service businesses.



EXCELLENT ACCESS

Convenient access to Highway 15 and 3rd Street N. with easy connectivity to I-94 and nearby interchanges.



CLOSE PROXIMITY TO CROSSROADS CENTER

Minutes from Crossroads Center and surrounded by national retailers, restaurants, and everyday amenities.



FLEXIBLE COMMERCIAL OPPORTUNITY

Existing improvements and site configuration provide flexibility for owner-users, business expansion, or property repositioning, subject to applicable approvals.



1.92 ACRES
COMMERCIAL SITE



15,358± SF
EXISTING BUILDING



\$2,000,000
OFFERING PRICE

All information is from sources deemed reliable, but is not guaranteed and is subject to change.



3720 3rd Street N. offers a well-located commercial property with excellent visibility, strong surrounding demographics, and immediate access to one of St. Cloud's premier retail corridors.



OFFERING PRICE

\$2,000,000



BUILDING SIZE

15,358± SF



SITE SIZE

1.92 ACRES



PRICE PER SF

\$130.22



PRICE PER ACRE

\$1,041,667

PROPERTY METRICS

Offering Price	\$2,000,000
Building Size	15,358± SF
Land Size	1.92 Acres
Price Per SF	\$130.22
Price Per Acre	\$1,041,667
Year Built	1971
Property Type	Office / Retail
Parcel IDs	82443100000, 82439810000

DEMOGRAPHIC SNAPSHOT

METRIC	2 MILES	5 MILES	10 MILES
2025 Population	39,431	111,872	142,169
2025 Households	16,415	44,666	55,265
Avg. Household Income	\$79,599	\$82,149	\$89,896
Median Age	35.8	34.4	34.8
Daytime Employment	34,052	73,681	83,988
Source: ESRI Business Analyst 2025 Estimates			



TRAFFIC COUNTS



HIGHWAY 15
41,388 VPD
(MnDOT 2024)



3RD STREET N.
6,891 VPD
(MnDOT 2024)

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.



LOCATION HIGHLIGHTS

- Prime commercial location along Highway 15
- Immediate proximity to Crossroads Center
- Excellent visibility and accessibility
- Surrounded by national retailers, restaurants, and service providers
- Convenient access to Highway 15, Division Street, and the greater St. Cloud trade area

CROSSROADS CENTER



★ macy's

JCPenney

SCHEELS

BARNES & NOBLE

*Not all retailers shown are located within Crossroads Center.

NEARBY NATIONAL RETAILERS

Walmart



MENARDS



KOHL'S



Michaels

PETSMART



TJ-MAXX



TRAFFIC COUNTS



STATE HIGHWAY 15
41,388 VPD
(MnDOT 2024)



3RD STREET N.
6,891 VPD
(MnDOT 2024)

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

For additional information or to schedule a property tour,
please contact the exclusive listing agents.



BRYCE THOMPSON

COMMERCIAL AGENT



612.355.0751

direct



763.689.0349

office



BryceThompson@ricproperty.com



NIK ANDERSON

COMMERCIAL AGENT



651.497.7222

direct



763.689.0349

office



Nik@ricproperty.com



EXPERIENCED. LOCAL. RESULTS DRIVEN.

RIC Properties is a full-service commercial real estate firm
specializing in sales, leasing, and property management throughout Minnesota.

