

Birch Run Station  
1717 Beam Ave  
Maplewood, MN 55109



**Burlington**  
Coat Factory

50,000 SF

Octapharma  
12,165 SF

**Famous Furniture**

27,078 SF

FAMOUS FURNITURE  
**OUTLET**

24,310 SF

11,285 SF

**JO-ANN**

44,992 SF

**DOLLAR TREE**

America Best

2,240 SF

SALLY'S

3,062 SF

12,600 SF

HomeChoice

6,526 SF

Lakeshore Learning

7,260 SF

22,294 SF

27,000 SF

Chinese Rest.

Home Care  
Minicle Bar

5,001 SF

(PROPOSED)

2,300 SF

(PROPOSED)

2,300 SF

**renew**  
anchored dentures  
Not a Part

(NOT A PART)

**McDonald's**  
Not a Part

**WING WING**  
Not a Part

**Olive Garden**  
Not a Part

Beam Avenue 10,400 VPD (2018)

Southlawn Street 7,000 VPD (2018)

Kennard Street

Main Drive

Main Drive

Main Drive

New Sign Parapet

New Sign Parapet

New Sign Parapet

Monument Sign

Monument Sign

to library

to hospital

to mall

