



TENANT-LOT 2
TENANT-LOT 2
TENANT-LOT 3
117.75°
28.625°

CENTRAL MN  
HEALTHCARE HUB  
MIXED USE | MEDICAL  
SENIOR | OFFICE



RETAIL FOR LEASE  
**RIVER CROSSINGS**  
NWQ Hwy 15 & Riverside Ave  
Sartell, MN 56303

# RIVER CROSSINGS PROJECT DETAILS

## SITE INFORMATION

**Location:** NWQ of Hwy 15 & Riverside Ave S  
Sartell, MN 56303

## AVAILABILITY

Lot 1/Block 1: Mister Car Wash (open)  
 Lot 2/Block 1: Starbucks (open)  
 Lot 3/Block 1: 3,000 sf - TBD QSR  
 Lot 4/Block 1: 3,000 sf - TBD Bank  
 Lot 5/Block 1: Chipotle (open)  
 Lot 1/Block 2: Aldi (open)  
 Lot 2/Block 2: 10,000 sf & 10,500 sf - TBD  
 Lot 3/Block 2: Les Schwab (open)  
 Lot 4/Block 2: Valvoline (open)

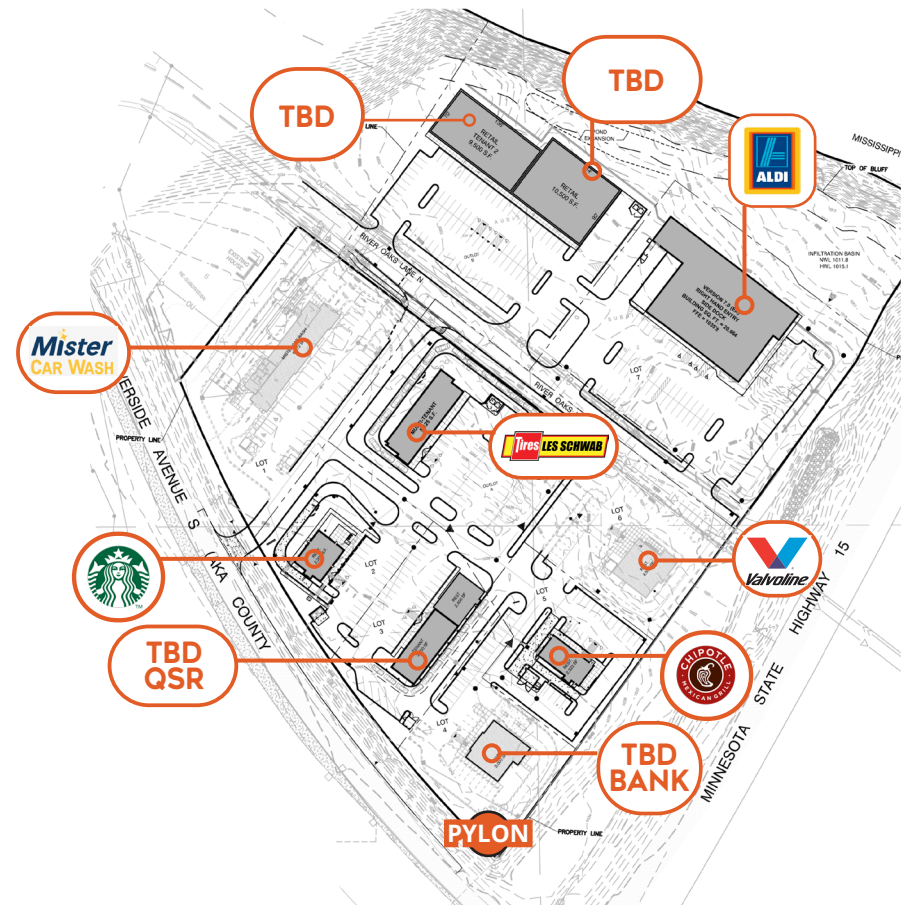
## TRAFFIC COUNTS

Highway 15: 31,443 vpd  
 Riverside Ave: 16,943 vpd

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,409	55,760	106,141	140,963
Median HH Income	\$45,435	\$52,949	\$51,530	\$55,176
Average HH Income	\$67,859	\$70,476	\$70,840	\$75,093
Daytime Employment	4,421	63,838	117,758	149,542

## AREA TENANTS



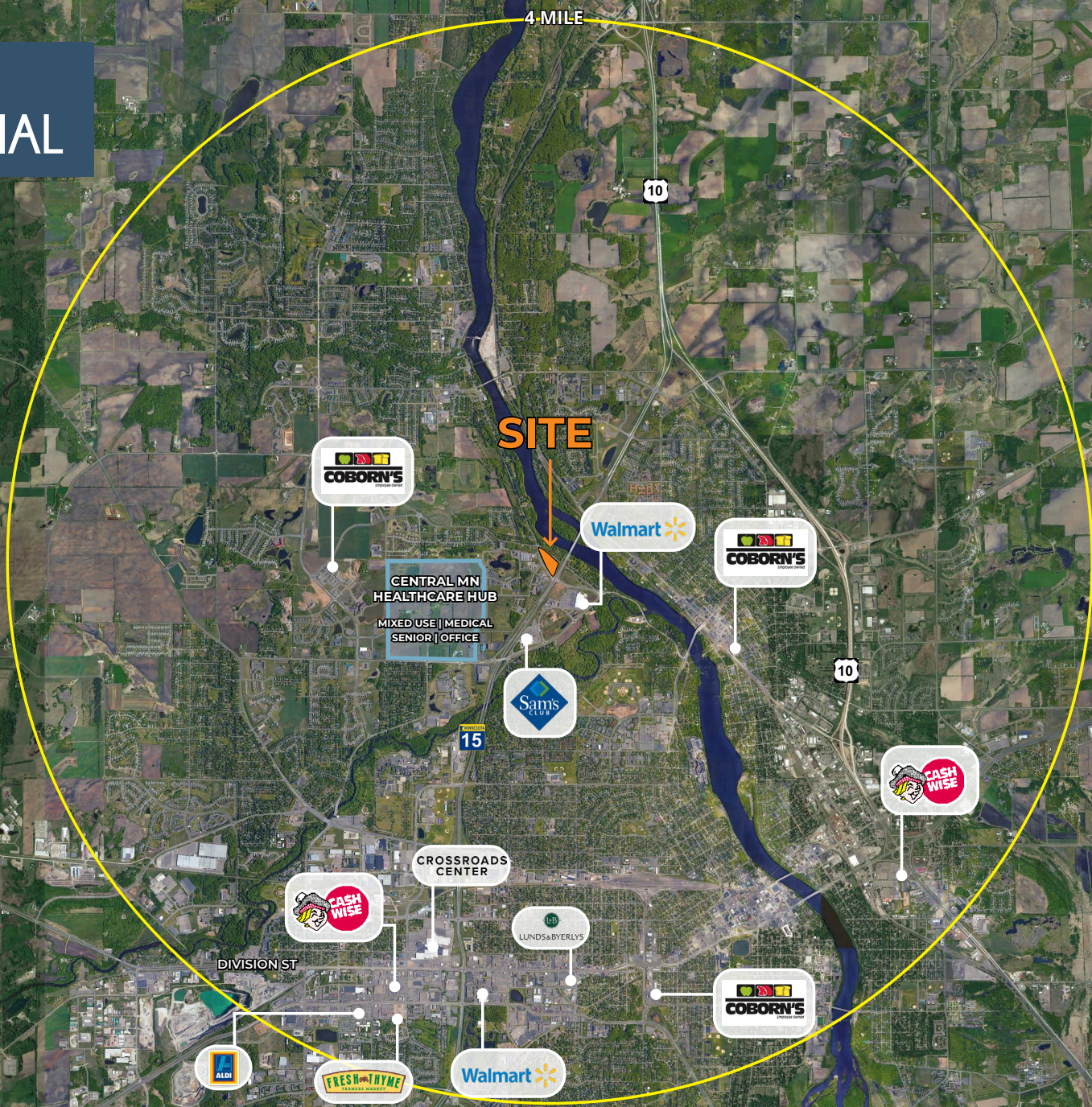
## FOR MORE INFO CONTACT:

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# SARTELL 4-MILE AERIAL



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