

A photograph of a two-story brick commercial building with large glass windows and doors. The building is part of a shopping center, with other storefronts visible in the background. A large white diamond shape is overlaid on the center of the image, containing text. The top of the image has a yellow and blue gradient bar, and the bottom has a blue bar with the CBRE logo.

Rivertown Village

3959 2ND STREET SOUTH
ST. CLOUD, MN 56301



GLA

- 154,189 SF

Available Spaces

- 10,779 SF
- 4,679 SF
- 1,246 SF
- Up to 4,351 SF contiguous
 - 1,865 SF
 - 1,241 SF
 - 1,245 SF
- 3,079 SF

Features

- Established regional center with an excellent mix of national box, junior box, and small shop tenants
- Located across from Crossroads Center, Regional Mall
- Strong visibility to Division Street, 2nd Street, and MN 15
- Less than 4 miles from St. Cloud State University with over 15,000 students

Co-Tenants





Trade Area Demographics

	1 MILE	3 MILES	5 MILES	10 MILES
2026 Population*	9,541	62,493	106,830	140,713
2026 Median Age	34.9	33.3	34.1	34.6
2026 Households*	3,959	24,775	43,350	54,300
2026 Daytime Pop.	21,900	86,995	129,363	154,580

*Current Year Estimate



NNN Rates

CAM:	\$5.07
Insurance:	\$0.18
Real Estate Tax:	\$3.75
Total:	\$9.00



Traffic Counts

Division Street:	29,690 vpd
2nd Street:	29,282 vpd
MN 15:	33,000 vpd



St. Cloud Overview



Rivertown Village

Rivertown Village Opportunities



TENANTS	STE	SF
Barnes & Noble		23,420 SF
Leeann Chin	206	2,583 SF
Chipotle Mexican Grill	205	2,504 SF
Crumbl Cookies	204	1,645 SF
Available	201	10,779 SF
Affordable Dental	208	2,710 SF
Available	209	1,246 SF
AAA Travel	210	3,055 SF

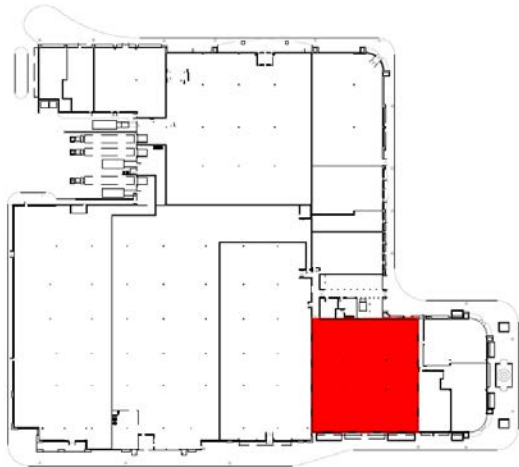
TENANTS	STE	SF
Old Navy	105	15,854 SF
Burlington	103	26,961 SF
Office Depot	301	20,237 SF
Available	302	1,865 SF
Available	302A	1,241 SF
Available	303	1,245 SF

TENANTS	STE	SF
Coldstone Creamery	304	1,551 SF
Jersey Mike's	305	1,437 SF
Sierra Trading Post	101	21,285 SF
Granite City Food & Brewery		7,292 SF
Daves Hot Chicken	214	2,600 SF
Leased - QSR	214A	1,600 SF
Available	214B	3,079 SF

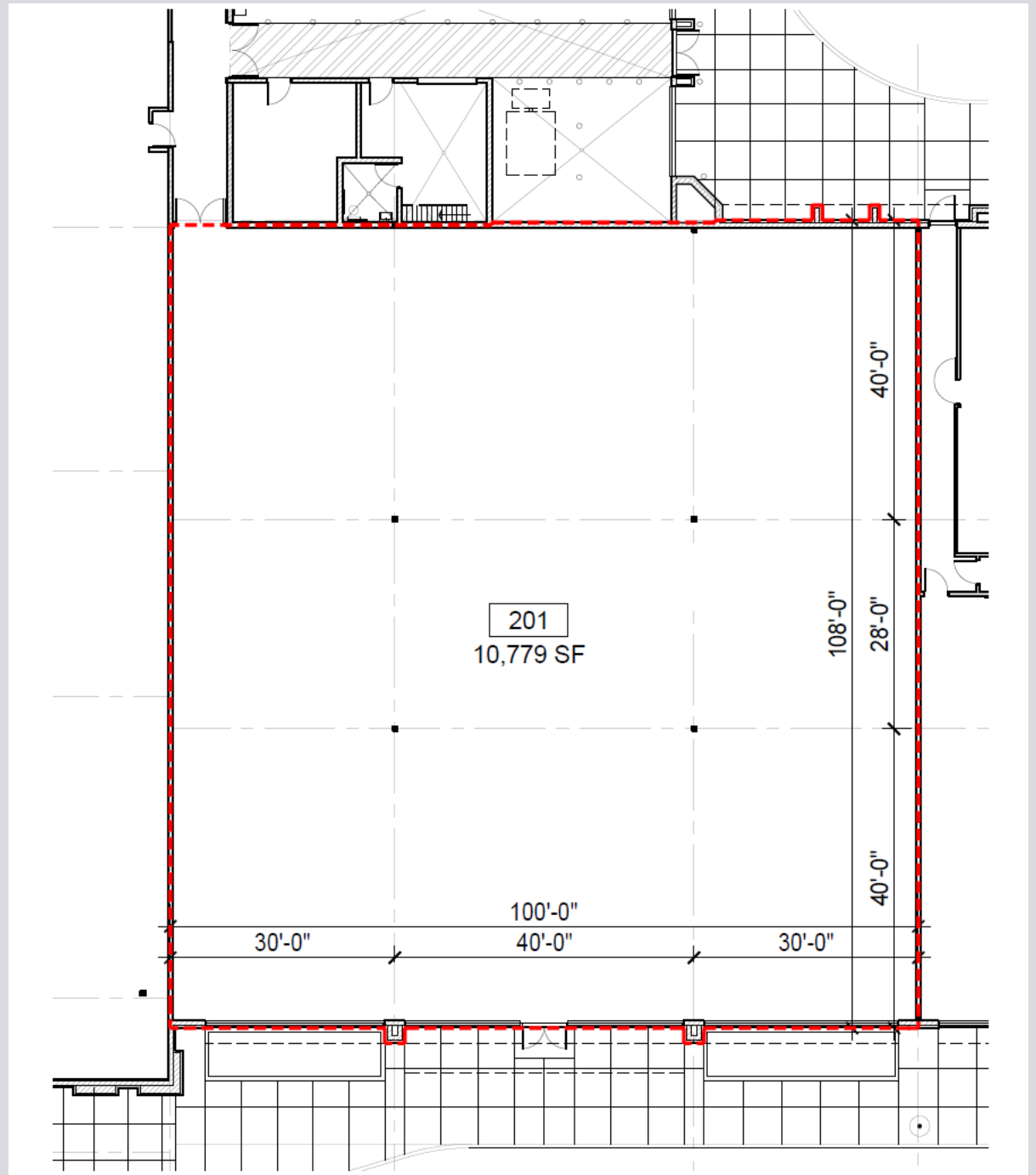
Space Plans

Suite 201: 10,779 SF

KEY PLAN



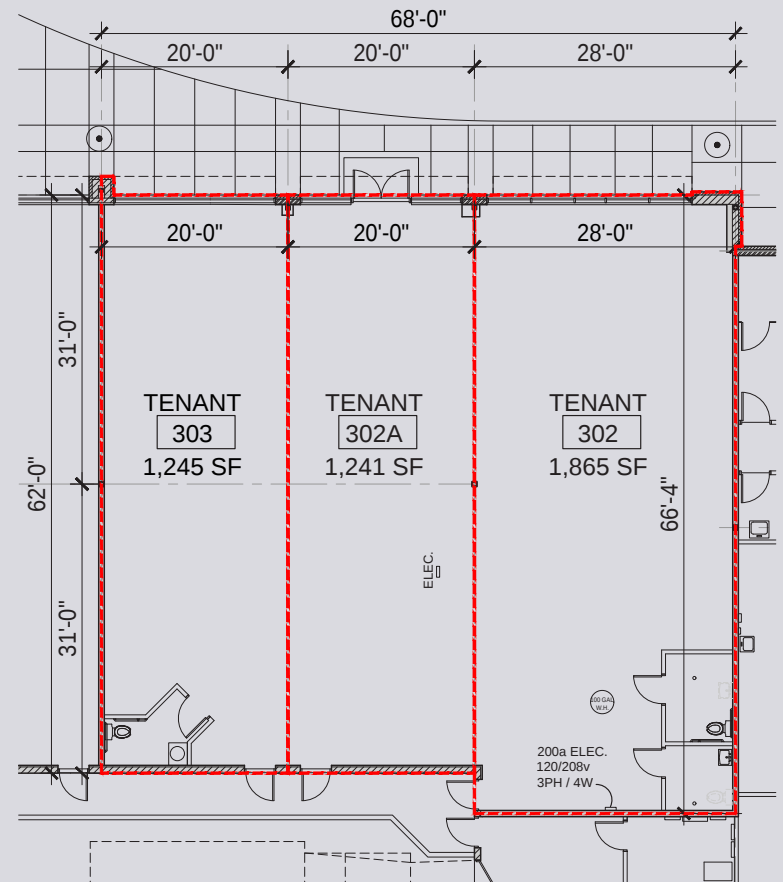
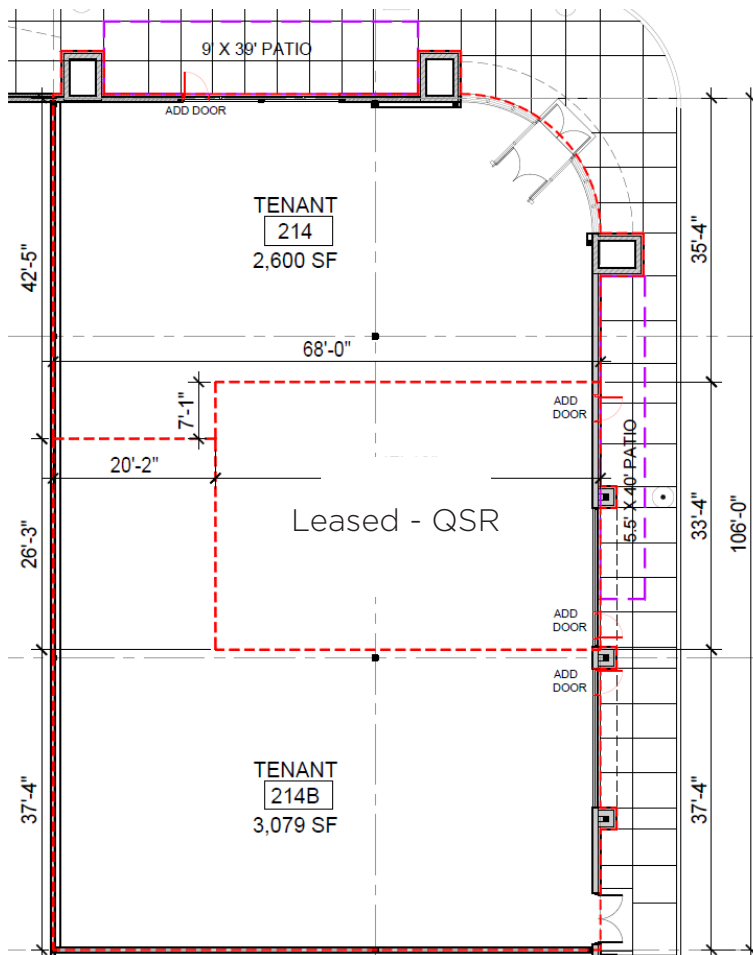
NORTH



Space Plans

Suite 214: 2,600 SF

Suite 214B: 3,079 SF



Suite 302: 1,865 SF

Suite 302A: 1,241 SF

Suite 303: 1,245 SF

Contiguous: Up to 4,351 SF



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CBRE

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