

# ST. CLOUD, MN

1001 4th St. SE - St. Cloud, MN 56304



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Small shops and two outparcels available on an outlot to Shopko and Cash Wise.

## PROPERTY HIGHLIGHTS

- 0.75 and 0.65 Acre Parcels Available For Sale, Ground Lease or Build-to-Suit
- Conveniently Located Directly off of the Highway Trafficked Intersection of State Highway 23 and US Highway 10
- Lot is Adjacent to 70,000 Square Foot Cash Wise Grocery
- Cross Parking with the Shopping Center
- Site Offers Three Points of Ingress/ Egress, Allowing Sufficient Access In and Out of the Center

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|
| Total Population  | 53,123   | 94,241   |
| Average HH Income | \$79,890 | \$83,540 |
| Businesses        | 1,928    | 3,578    |
| Employees         | 26,427   | 50,951   |



## MIDLAND ATLANTIC PROPERTIES

Cincinnati Office  
8044 Montgomery Rd, Suite 370  
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

## KYLE NAGELEISEN

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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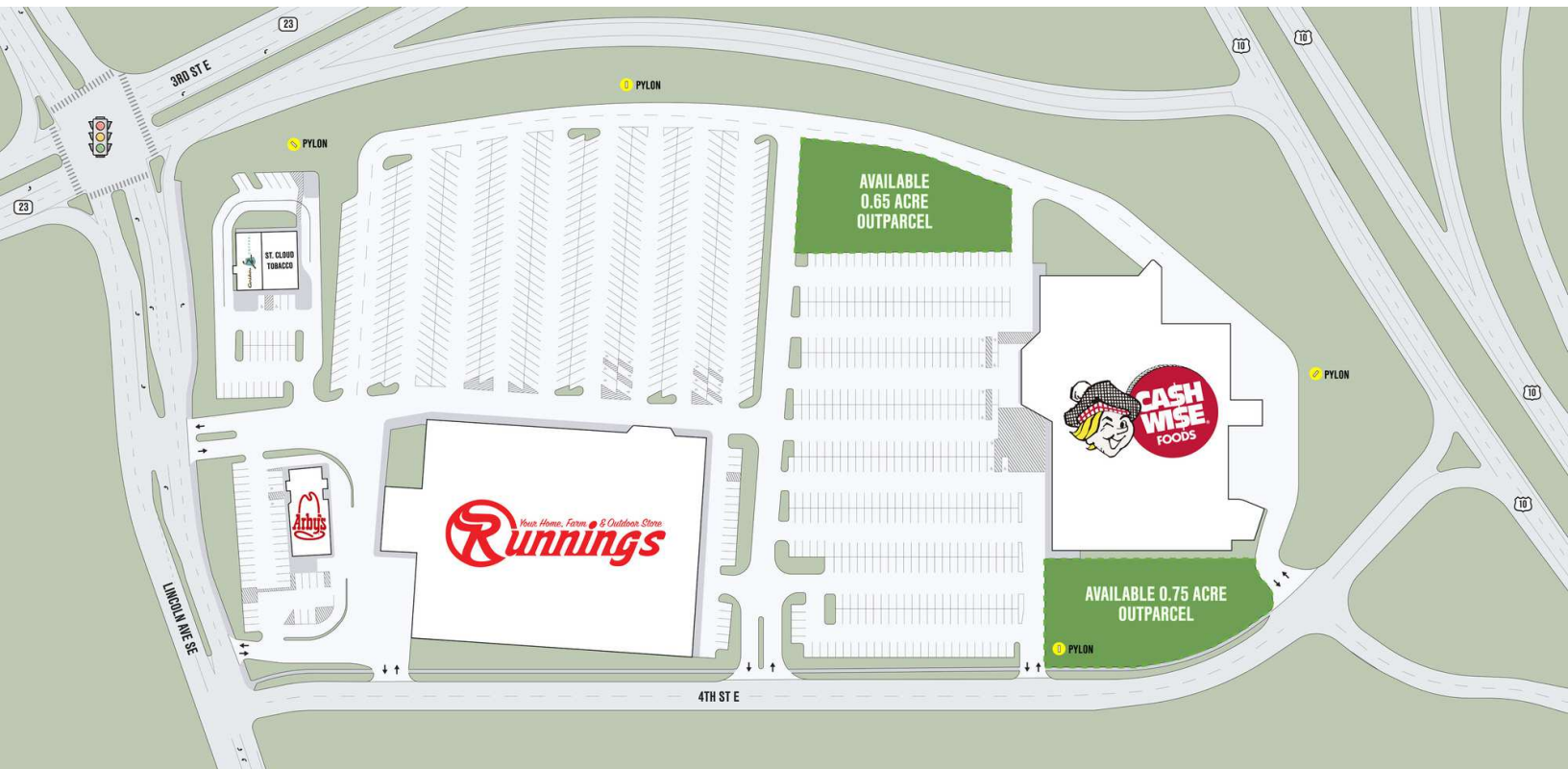
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1 FRONT/PLAN SOUTH ELEVATION



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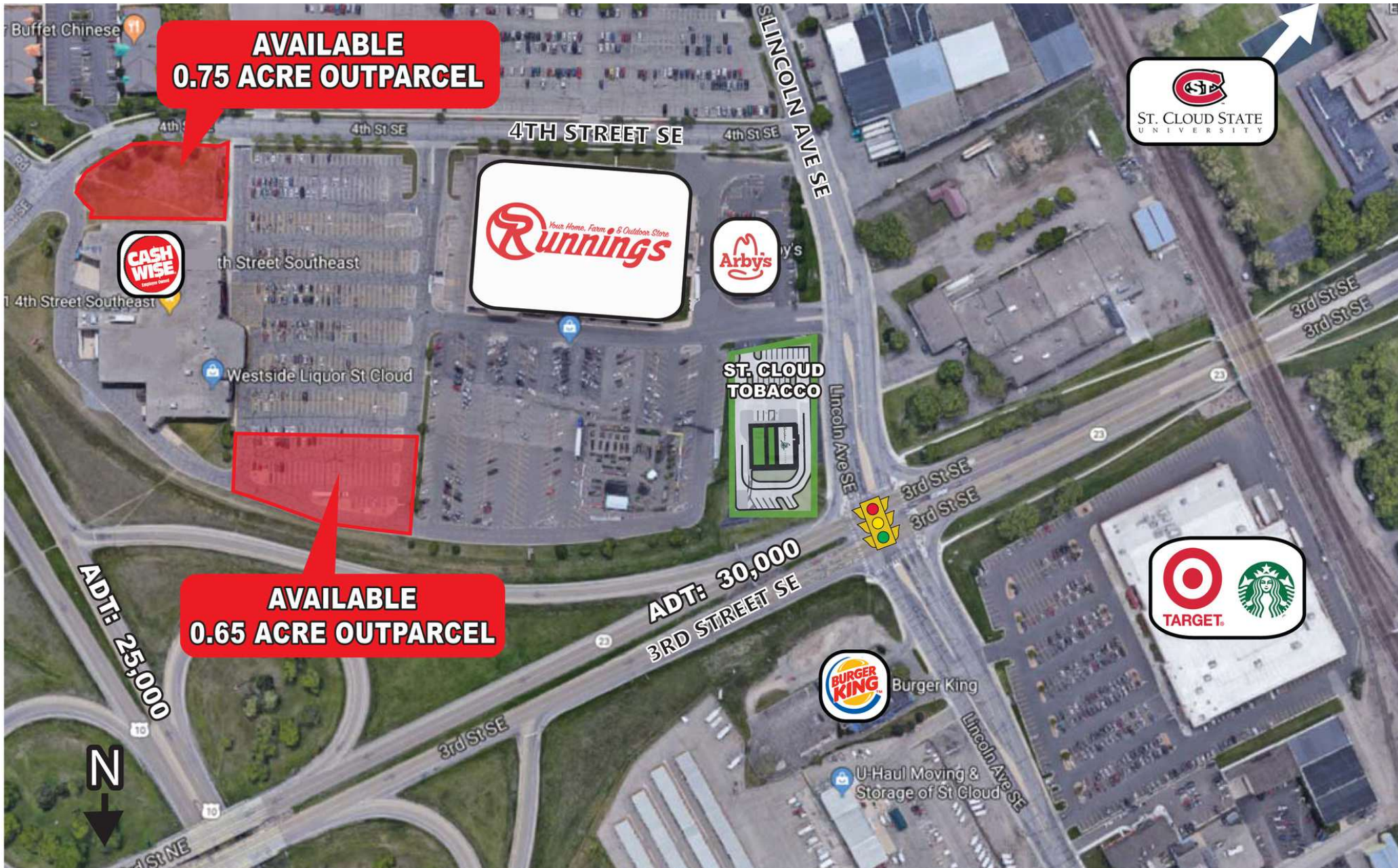
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**AVAILABLE  
0.75 ACRE OUTPARCEL**

**AVAILABLE  
0.65 ACRE OUTPARCEL**



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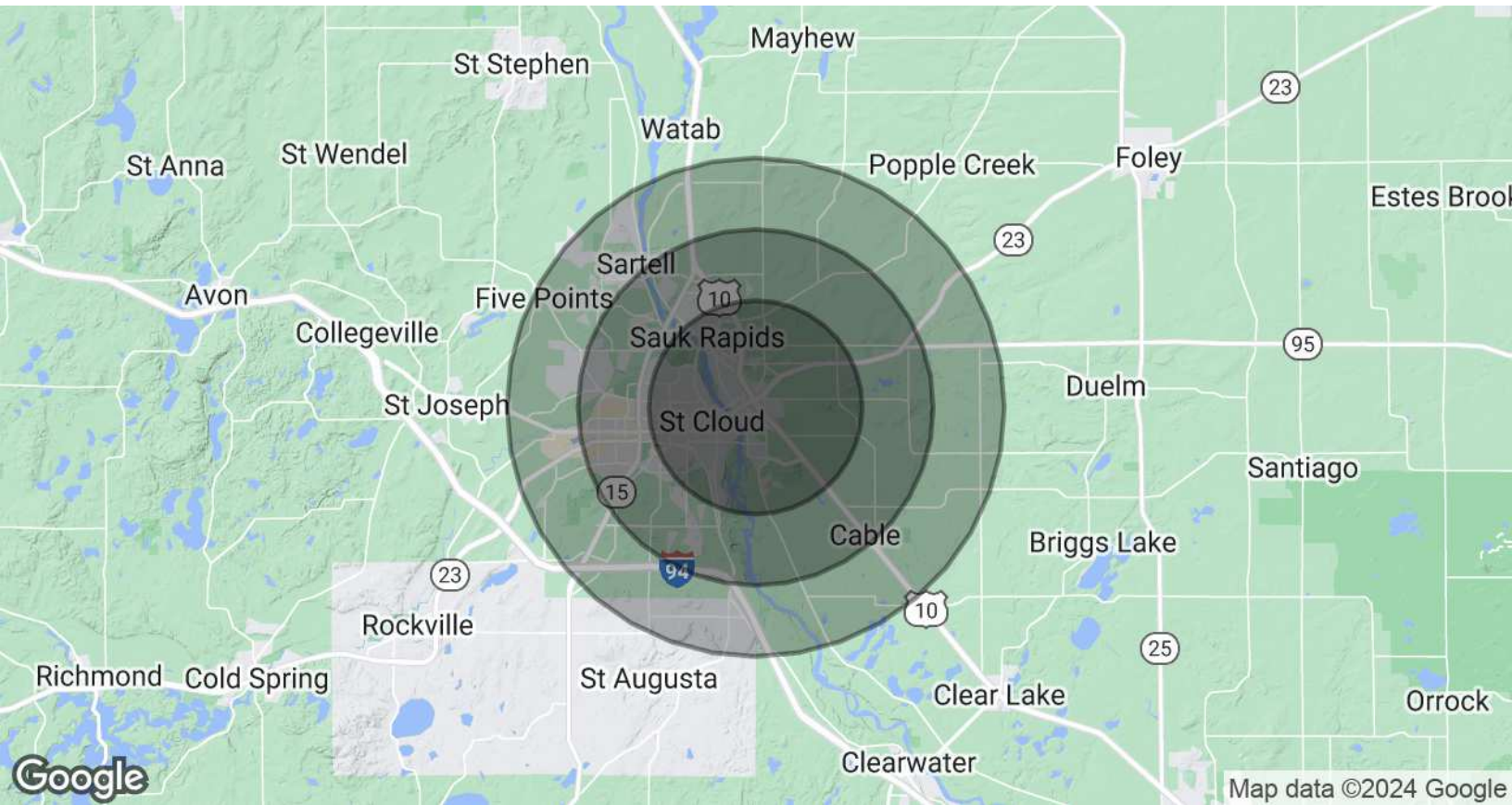


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## POPULATION & HOUSING

|                                     | 3 MILES   | 5 MILES   | 7 MILES   |
|-------------------------------------|-----------|-----------|-----------|
| Total Population                    | 53,123    | 94,241    | 116,346   |
| Projected Annual Growth (2023-2028) | 0.0%      | 0.2%      | 0.4%      |
| Total Households                    | 21,490    | 38,258    | 46,762    |
| Median Home Value                   | \$182,241 | \$208,539 | \$216,168 |

## INCOME & BUSINESS

|                                | 3 MILES  | 5 MILES  | 7 MILES  |
|--------------------------------|----------|----------|----------|
| Average HH income              | \$79,890 | \$83,540 | \$89,542 |
| Daytime Population (16+ years) | 40,484   | 75,859   | 86,907   |
| Total Businesses               | 1,928    | 3,578    | 4,105    |
| Total Employees                | 26,427   | 50,951   | 57,528   |

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