

1051 PEARSON DRIVE

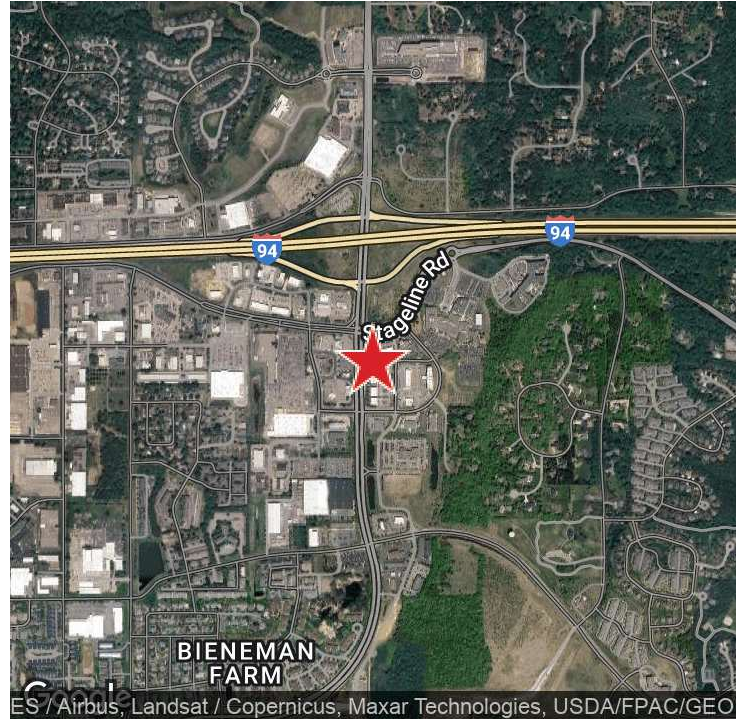
Ban Tara Development



FOR MORE INFORMATION CONTACT:

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Executive Summary



LEASE RATE **\$26.00 SF/YR**

OFFERING SUMMARY

Available SF:	1,543
Lease Rate:	\$26.00 SF/ yr (NNN)
CAM Rate 2025:	\$9.55
Building Size:	11,765
Zoning:	G2- Commercial
Market:	East Metro/Saint Croix Valley

PROPERTY OVERVIEW

A business relocation provides a unique opportunity to lease premier retail space in the Ban Tara development. The building features a national tenant base, prime retail location, a central location, and close proximity to I-94. Area retailers include: Starbucks, Cold Stone Creamery, Chipotle, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Festival Foods, Home Depot, County Market, Menards, Leeann Chin, Caribou Coffee, One Nine Boutique, AT&T, Pita Pit, Panera, and Five Guys.

PROPERTY HIGHLIGHTS

- Close proximity to I-94
- National Tenant Base
- Great Visibility
- Rapidly growing retail market
- Excellent visibility from two major arteries
- High Traffic Counts I-94=83,200; Site location 34,000

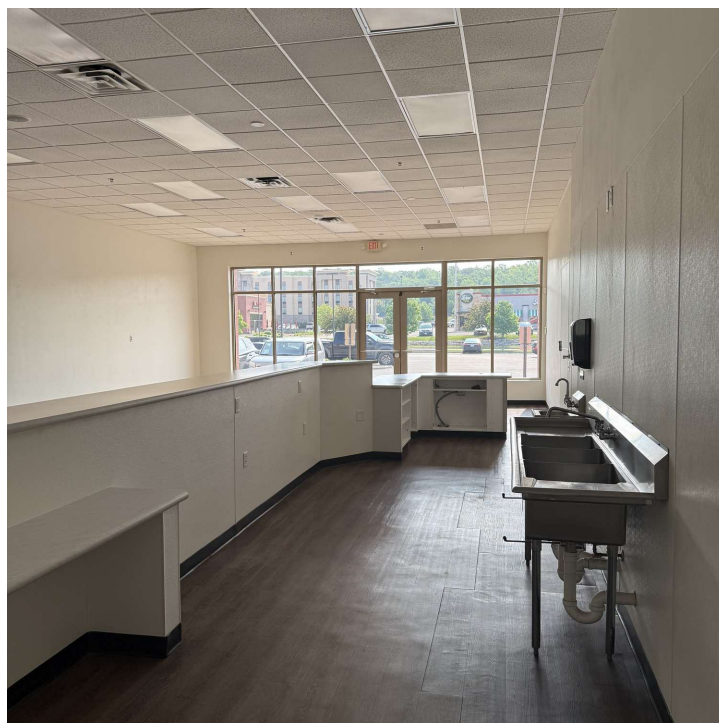
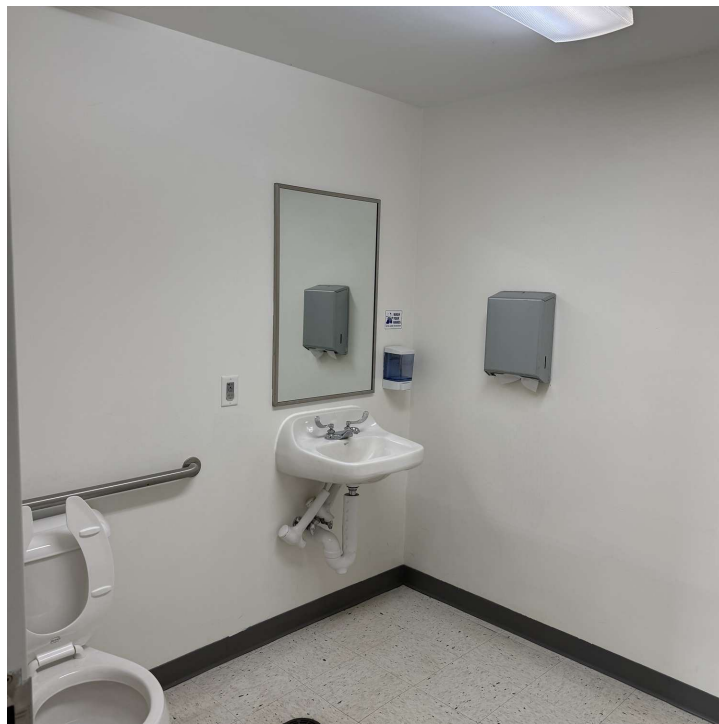
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Additional Photos

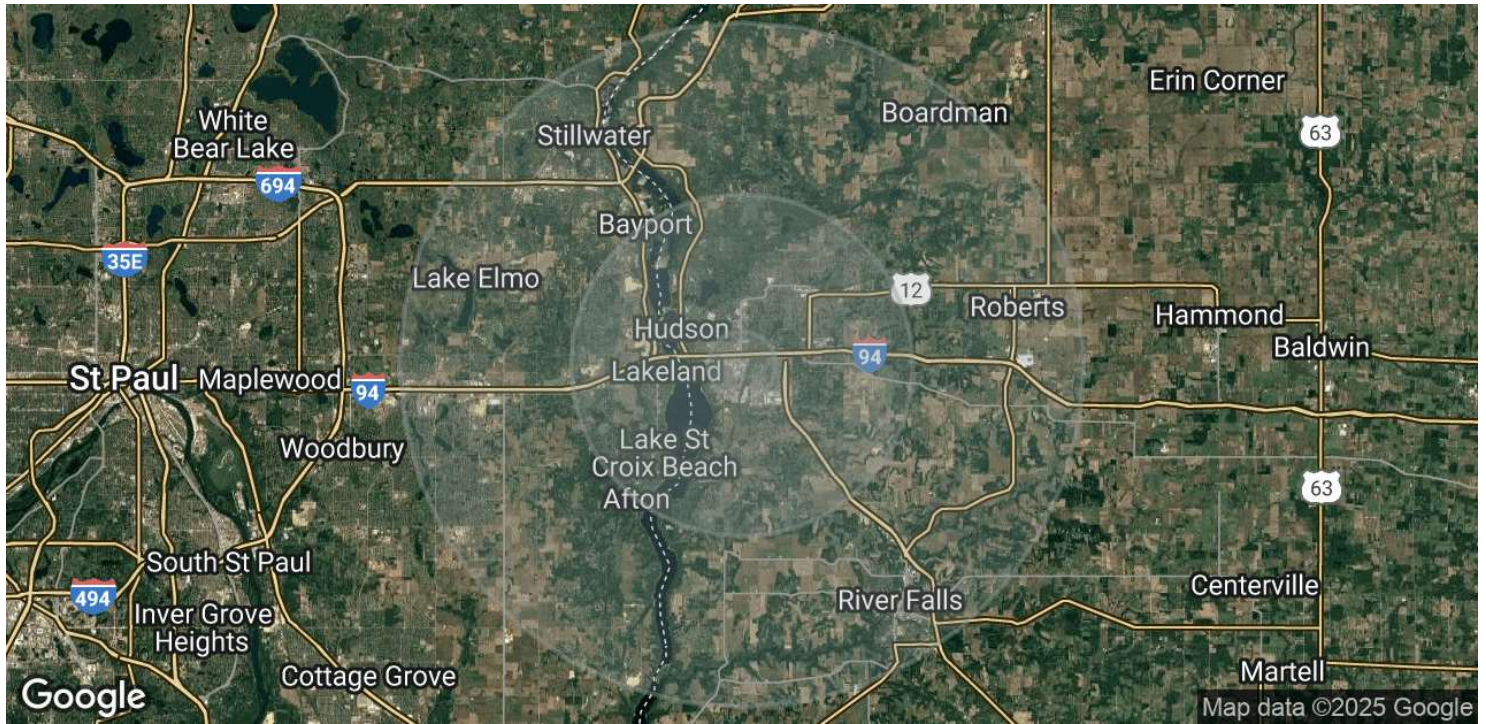


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,723	35,978	133,846
Average Age	42.4	44.0	40.6
Average Age (Male)	45.2	44.3	39.9
Average Age (Female)	40.6	42.9	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,130	14,926	51,235
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$86,353	\$115,257	\$123,632
Average House Value	\$273,031	\$328,963	\$343,344

2020 American Community Survey (ACS)

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