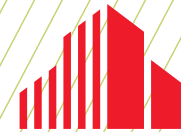


FOR SALE OR LEASE
12,000 SF B-T-S



CUSHMAN &
WAKEFIELD



HWY 36 CENTER - PHASE II
2900 CURVE CREST BLVD., STILLWATER, MN

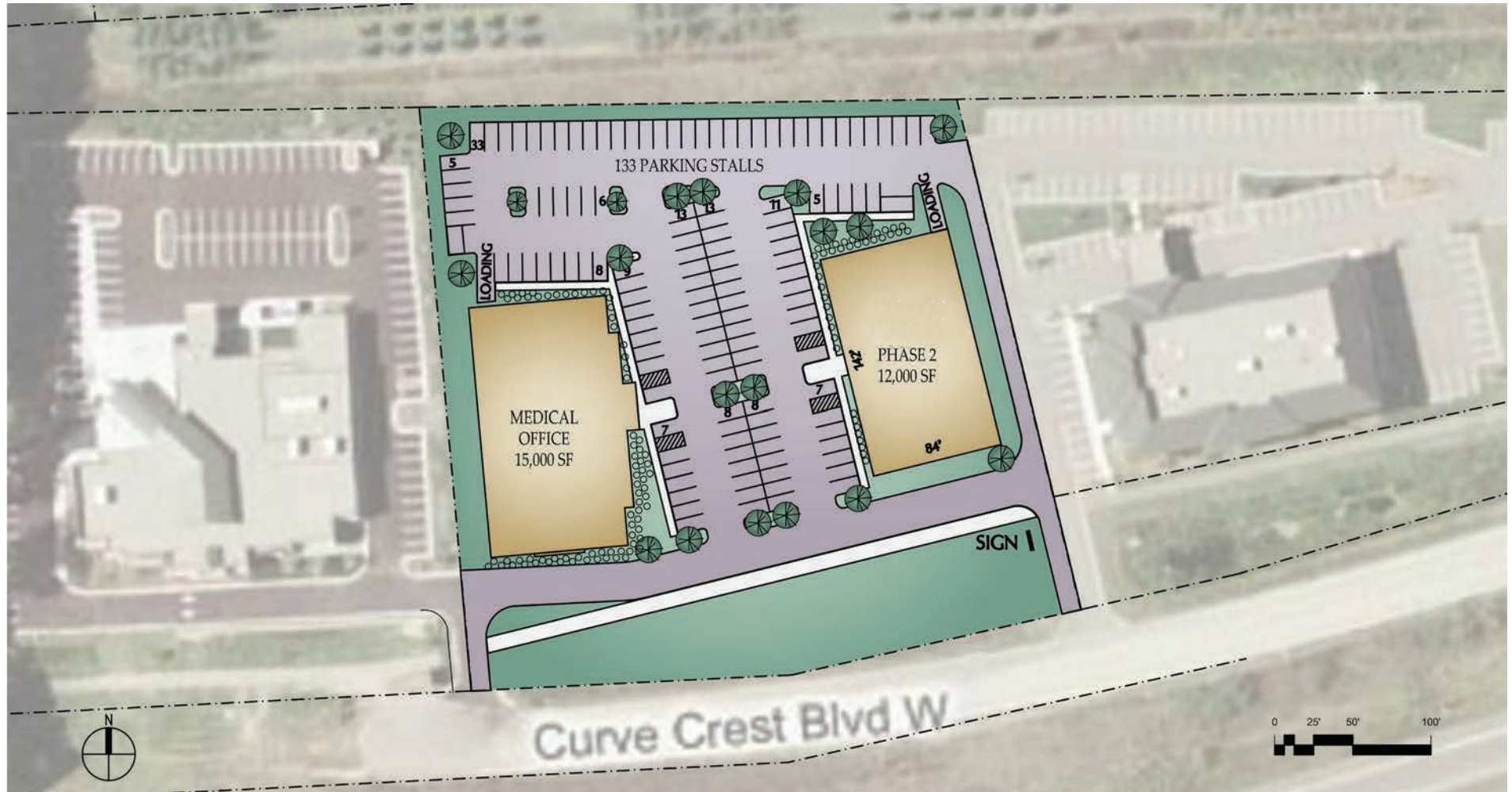
2900 Curve Crest Blvd. | Stillwater, MN

PROPERTY HIGHLIGHTS

- Phase II contains 12,000 sf and is ready to be built
- Potential medical or office development
- Building and monument signage are available with excellent visibility along Highway 36
- Outstanding access to the site from the full interchange located at Highway 5
- Build-to-Suit suites: Minimum of 10,000 SF to 12,000 SF available. Separate suite entrances are possible with convenient parking
- Fiber optic cabling is available in the building
- Site work includes: Asphalt paving, site concrete, landscaping & irrigation
- Phase 1 was completed in August 2011 and is occupied by Fairview

BUILDING SIZE	12,000 SF
SF AVAILABLE	10,000 - 12,000 SF
MIN. DIVISIBLE	10,000 SF
USE	Office/Medical Office/Daycare
PARKING RATIO	6/1,000
QUOTED NET RATE	\$22.00 PSF
ASKING SALE PRICE	\$650,000/approximately 1 acre site



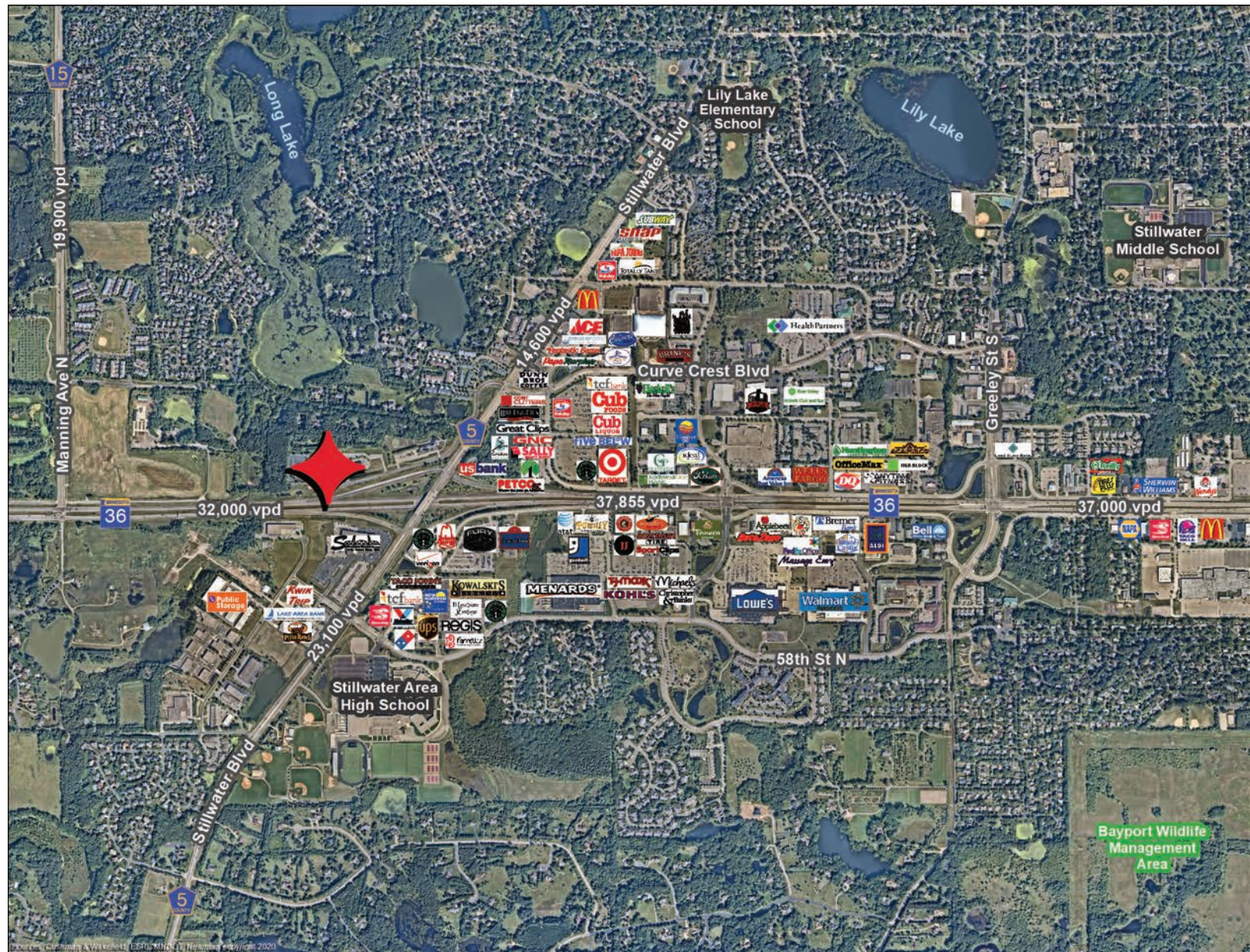


SITE PLAN

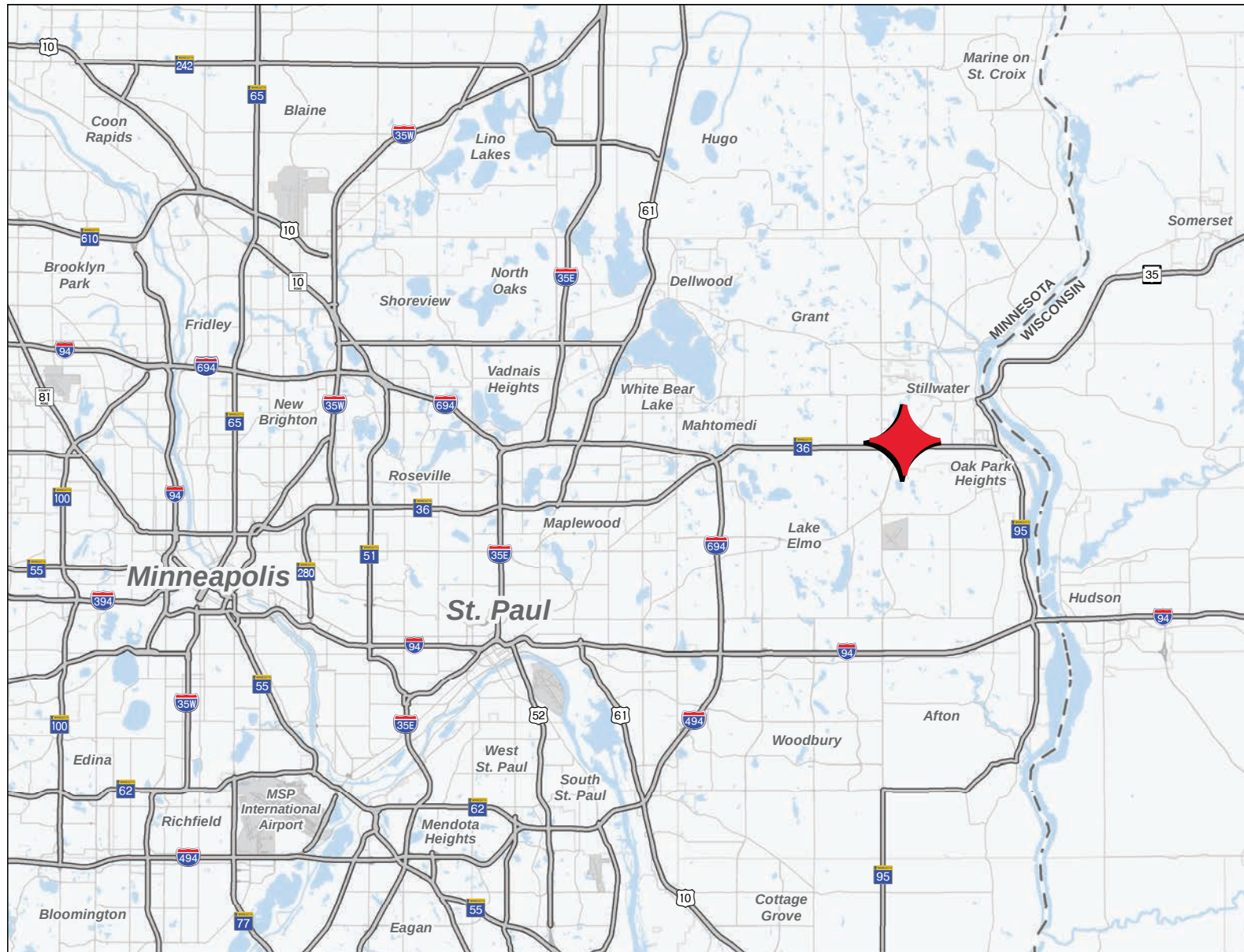
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AERIAL
MAP



AMENITIES MAP



LOCATION MAP

DEMOGRAPHIC ANALYSIS

	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Total Population	4,199	28,585	45,536
2024 Forecast Total Population	4,381	29,824	47,864
2019-2024 Annual Rate	0.85%	0.85%	100%
2019 Median Age	43.6	43.9	44.0
HOUSEHOLDS			
2019 Total Households	1,592	11,056	16,789
2024 Forecast Total Households	1,661	11,538	17,690
INCOME			
2019 Median Household Income	\$95,702	\$87,963	\$95,004
2019 Average Household Income	\$132,614	\$121,010	\$129,632
2019 Per Capita Household Income	\$49,221	\$47,108	\$47,910

3-MILE RADIUS SNAPSHOT

28,585

2019 POPULATION

\$121,010

AVERAGE HOUSEHOLD
INCOME

11,056

TOTAL HOUSEHOLDS

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