

MIDTOWN COMMONS

6041 MAIN STREET, NORTH BRANCH, MN 55056

OFFICE/RETAIL
FOR LEASE



OFFERING SUMMARY

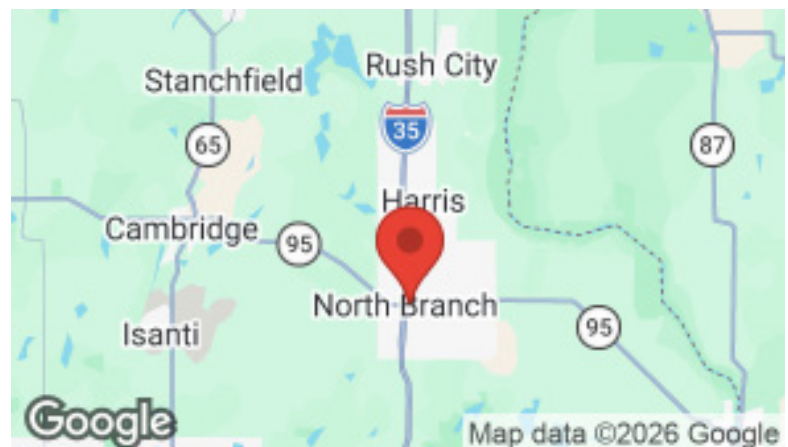
AVAILABLE:	Suite E - 1,365 SF Suite G - 1,599 SF <i>May be combined for 2,964 SF</i>
LEASE RATE:	\$14.50/SF - NNN
TAX/CAM:	\$7.66/SF (2026)
BUILDING SIZE:	11,622 SF
YEAR BUILT:	2002
PARKING:	47 Parking Stalls
ZONING:	B-3, Regional Business Dist.

PROPERTY OVERVIEW

Move-in Ready Office/Medical/Service Retail along Main Street in North Branch. Midtown Commons is a thriving, active, well-located property located on Hwy 95 just east of I-35.

Flexible zoning allows for a multitude of usages, office/retail storefront opportunities.

Join some of Midtown Commons co-tenants such as Remax Results, and Sun Dental & Orthodontics.



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

ANTHONY PASSANANTE

Senior Associate
+1 218-329-0953
apassanante@suntide.com
40283507, Minnesota



SUITE E: 1,365 SF & SUITE G: 1,599 SF

6041 MAIN STREET, NORTH BRANCH, MN 55056

PHOTOS: SUITE E
1,365 SF



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

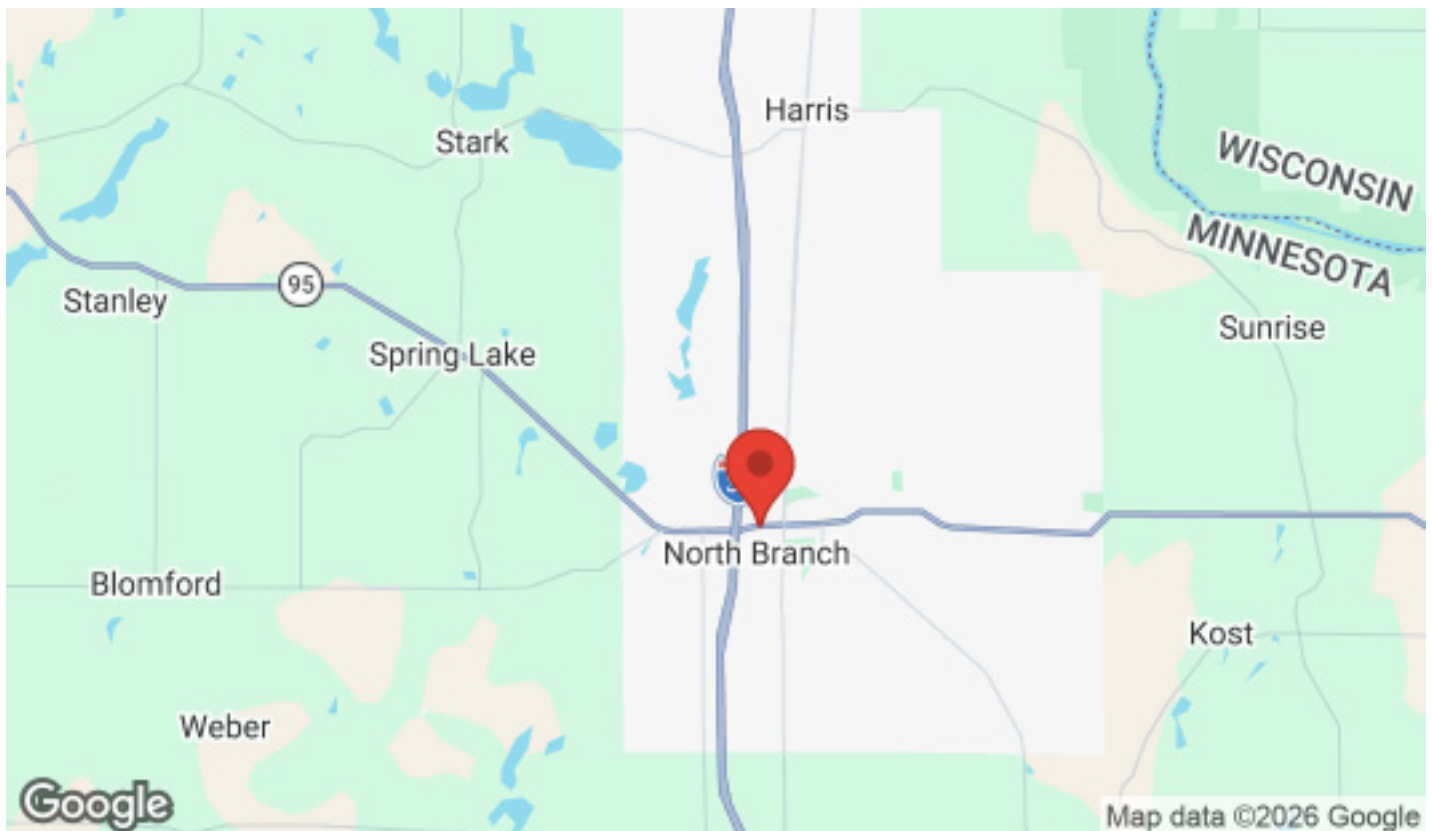
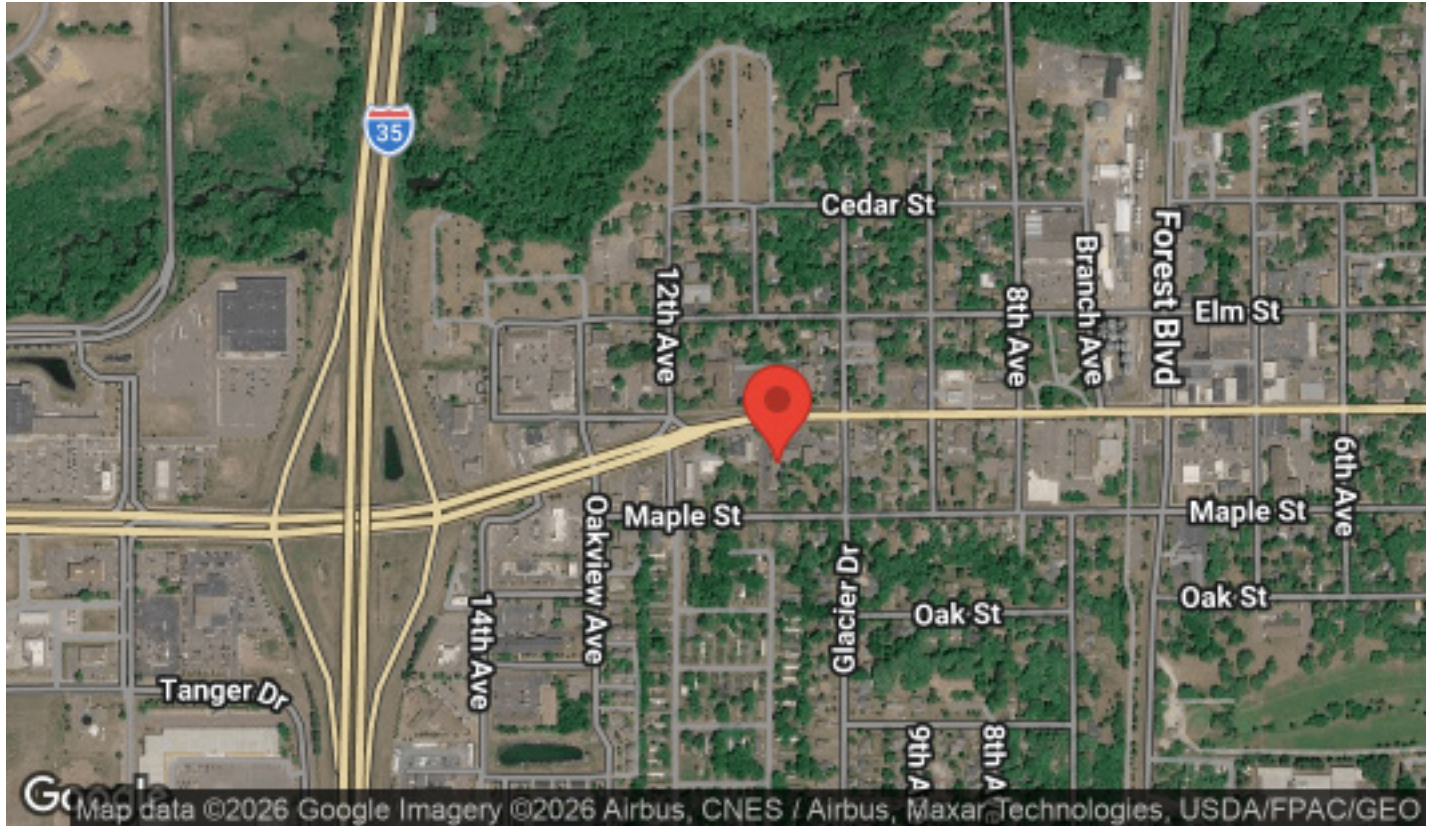
ANTHONY PASSANANTE
Senior Associate
+1 218-329-0953
apassanante@suntide.com
40283507, Minnesota



LOCATION MAPS

6041 MAIN STREET, NORTH BRANCH, MN 55056

MIDTOWN
COMMONS



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

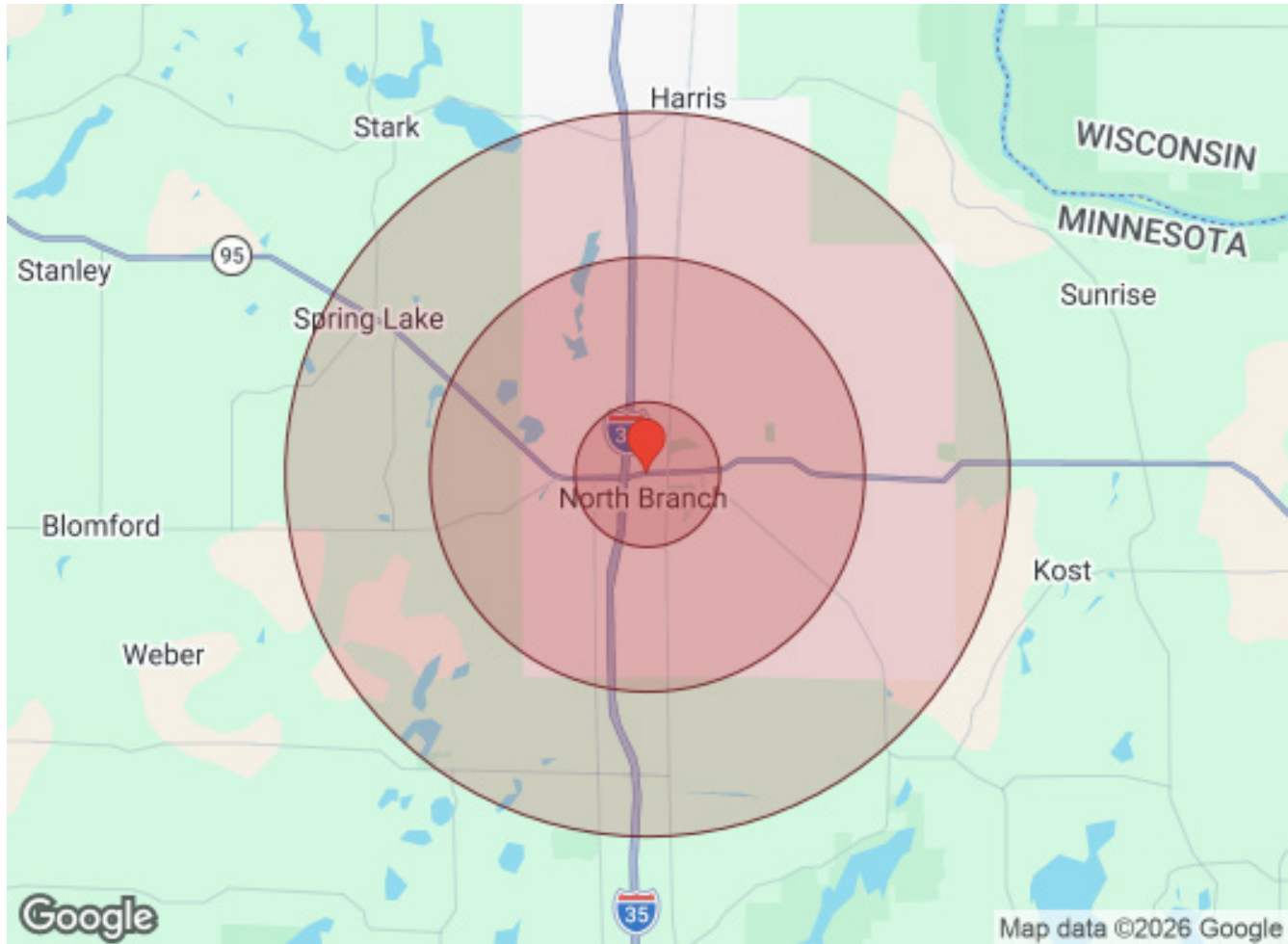
ANTHONY PASSANANTE
Senior Associate
+1 218-329-0953
apassanante@suntide.com
40283507, Minnesota



DEMOGRAPHICS

6041 MAIN STREET, NORTH BRANCH, MN 55056

MIDTOWN
COMMONS



Population	1 Mile	3 Miles	5 Miles
Male	1,009	4,930	6,026
Female	1,132	4,945	5,972
Total Population	2,141	9,875	11,998

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	502	2,248	2,676
Ages 15-24	342	1,543	1,866
Ages 25-54	897	3,987	4,806
Ages 55-64	205	1,022	1,287
Ages 65+	195	1,075	1,363

Income	1 Mile	3 Miles	5 Miles
Median	\$53,575	\$60,346	\$67,492
< \$15,000	69	111	145
\$15,000-\$24,999	108	253	295
\$25,000-\$34,999	50	342	371
\$35,000-\$49,999	167	575	733
\$50,000-\$74,999	152	894	1,032
\$75,000-\$99,999	153	763	1,001
\$100,000-\$149,999	75	503	549
\$150,000-\$199,999	27	60	97
> \$200,000	N/A	20	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	884	3,708	4,414
Occupied	851	3,546	4,221
Owner Occupied	617	2,858	3,486
Renter Occupied	234	688	735
Vacant	33	162	193



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

ANTHONY PASSANANTE
Senior Associate
+1 218-329-0953
apassanante@suntide.com
40283507, Minnesota

