

Retail Property

NEWBERRY COMMONS

2301 W DIVISION ST, SAINT CLOUD, MN 56301

FOR LEASE



PROPERTY DESCRIPTION

Inventure is please to represent Suite 200 at 2301 W Division Street, Saint Cloud, MN, available as a sublease through March 31st, 2028. This space is currently occupied by Buddha Glass, offering a new user to step in to a well-positioned Division Street location. Suite 200 is a 1,690 square foot retail space which features a very open floor plan, providing flexibility for a wide range of commercial uses. Space includes a private bathroom, a small kitchenette/break room, and a rear entrance with shared common area. This multi-tenant property benefits from strong co-tenancy alongside Gilberto's Mexican Taco Shop, Doherty's Staffing Solutions, and Charlie's Nail & Spa, creating strong consistent daily traffic. This sublease presents a strategic opportunity for businesses seeking a high visibility Division Street presence with strong exposure and accessibility in the heart of St. Cloud.

PROPERTY HIGHLIGHTS

- 1,690 square feet of retail space available for sublease
- Sublease runs through March 31st, 2028
- Currently occupied by Buddha Glass
- Property is well located along Division Street, with high traffic counts of 30,000+ vehicles daily
- Space features a very open floor plan, a private restroom, small kitchenette/break room, and a rear entrance with shared common area space
- Strong co-tenancy: Gilberto's Mexican Taco Shop, Doherty's Staffing Solutions, and Charlie's Nail & Spa

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,690 SF
Building Size:	9,717 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,182	5,071
Total Population	859	2,879	12,624
Average HH Income	\$66,820	\$66,765	\$74,085

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite #200	For Lease	1,690 SF	NNN	\$17.00 SF/yr	Estimated 2026 CAM is \$11.52/sf, all utilities billed directly to the tenant.

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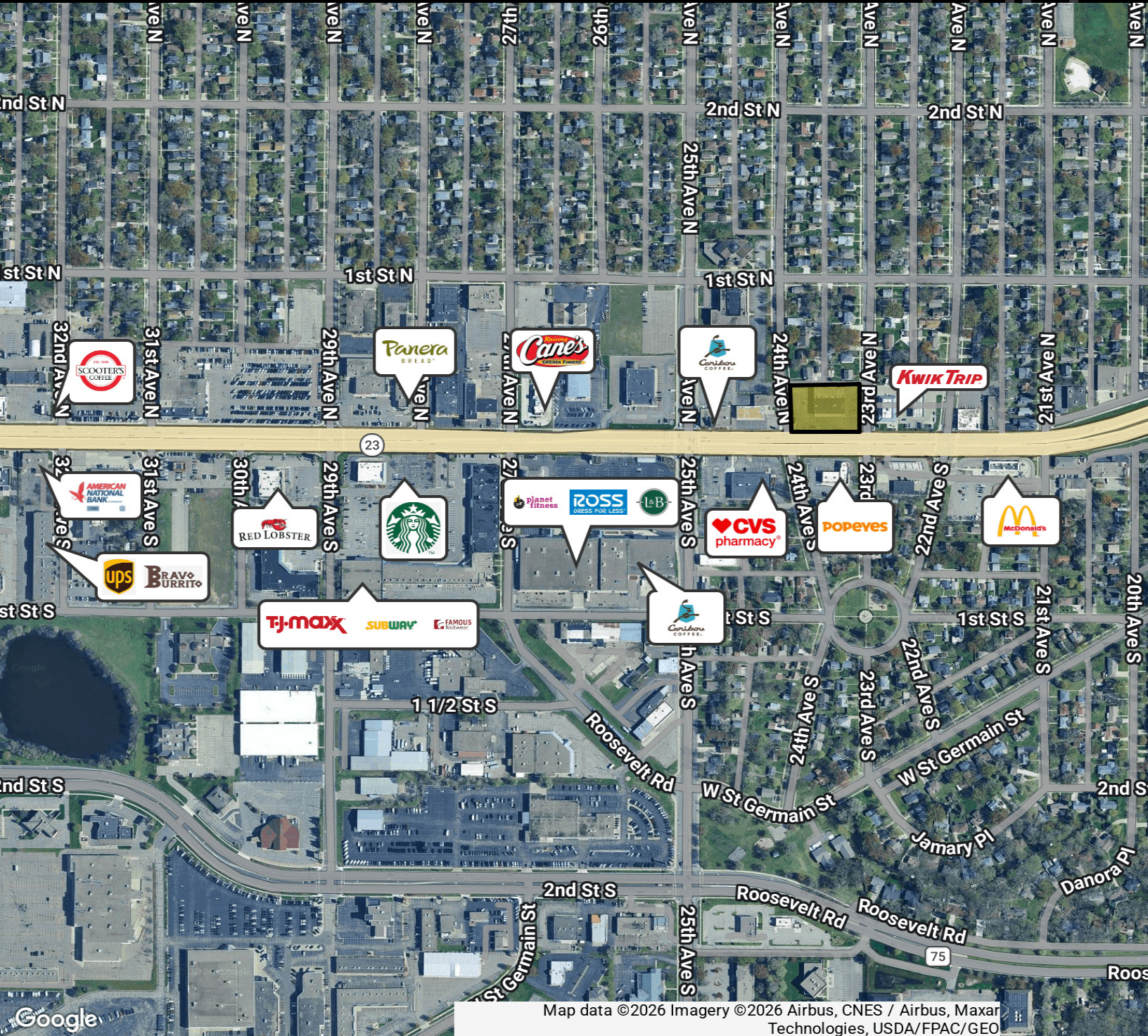


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