



Rivertown Village
3959 2ND STREET SOUTH
ST. CLOUD, MN 56301



GLA

- 154,189 SF

Available Spaces

Suite:

- **201:** 10,779 SF
- **209:** 1,246 SF
- **214A:** 1,600 SF (Negotiating Lease - National QSR)
- **214B:** 3,079 SF
- **302-303:** 4,351 SF
 - Ability to demise (plan on page 7)

Features

- Established regional center with an excellent mix of national box, junior box, and small shop tenants
- Located across from Crossroads Center, Regional Mall
- Strong visibility to Division Street, 2nd Street, and MN 15
- Less than 4 miles from St. Cloud State University with over 15,000 students

Co-Tenants



Trade Area Demographics

	1 MILE	3 MILES	5 MILES	10 MILES
2026 Population*	9,527	62,331	106,830	140,116
2026 Median Age	35.1	33.9	34.7	35.2
2026 Households*	3,985	25,042	43,779	54,856
2026 Daytime Pop.	22,509	87,447	129,815	154,245

*Current Year Estimate



NNN Rates

CAM:	\$5.07
Insurance:	\$0.18
Real Estate Tax:	\$4.19
Total:	\$9.44



Traffic Counts

Division Street:	30,000 vpd
2nd Street:	30,979 vpd
MN 15:	40,938 vpd



St. Cloud Overview

Target JCPenney **SCHEELS** **BOOT BARN** EXPRESS **HOLLISTER**
 ★ **macys** maurices **Buckle B** **ULTA BEAUTY** rue21
SALLY. Bath & Body Works francesca's VICTORIA'S SECRET **DSW**
 CHICO'S AÉROPOSTALE AMERICAN EAGLE HomeGoods



13,000 VPD

3rd St N

MINNESOTA 15

PLAY IT AGAIN SPORTS
KOHL'S
goodwill

Olive Garden
ITALIAN HYPERDRIE

BUFFALO WILD WINGS
HOM FURNITURE

NAPA

AutoZone
Panera BREAD

Walgreens

DISCOUNT TIRE
Pizza Hut
KIA

THE HOME DEPOT

HOBBY LOBBY

30,000 VPD

Division St

Michaels
ASHLEY
BEST BUY
sleep number.

JOANN
savers
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
O'Reilly AUTO PARTS

BURGER KING

GameStop
PLATOS

MINNESOTA 23
Starbucks

ME Massage Envy

Tuesday Morning

DOLLAR TREE

TJ-maxx

LUNDS & BYERLYS

ANYTIME FITNESS
Speedway
Culver's

CASH WISE

Holiday

Walmart

TACO BELL

MINNESOTA 23

30,979 VPD

Wendy's IHOP

SIERRA OLD NAVY Burlington
Office DEPOT OfficeMax
BARNES & NOBLE
Leeann Chin
AAA AFFORDABLE DENTURES & IMPLANTS
COLD STONE CREAMERY
crumbl COOKIES

HYUNDAI

MENARDS

DOLLAR TREE

TOYOTA

ALDI
PETSMART

3rd Ave N

2nd St S

Rivertown Village

10th Ave S

MINNESOTA 15
40,938 VPD

7th St S

Casey's



Rivertown Village Opportunities



TENANTS	STE	SF
Barnes & Noble		23,420 SF
Leeann Chin	206	2,583 SF
Chipotle Mexican Grill	205	2,504 SF
Crumbl Cookies	204	1,645 SF
Available	201	10,779 SF
Affordable Dental	208	2,710 SF
Available	209	1,246 SF
AAA Travel	210	3,055 SF

TENANTS	STE	SF
Old Navy	105	15,854 SF
Burlington	103	26,961 SF
Office Depot	301	20,237 SF
Available	302	1,865 SF
Available	302A	1,241 SF
Available	303	1,245 SF

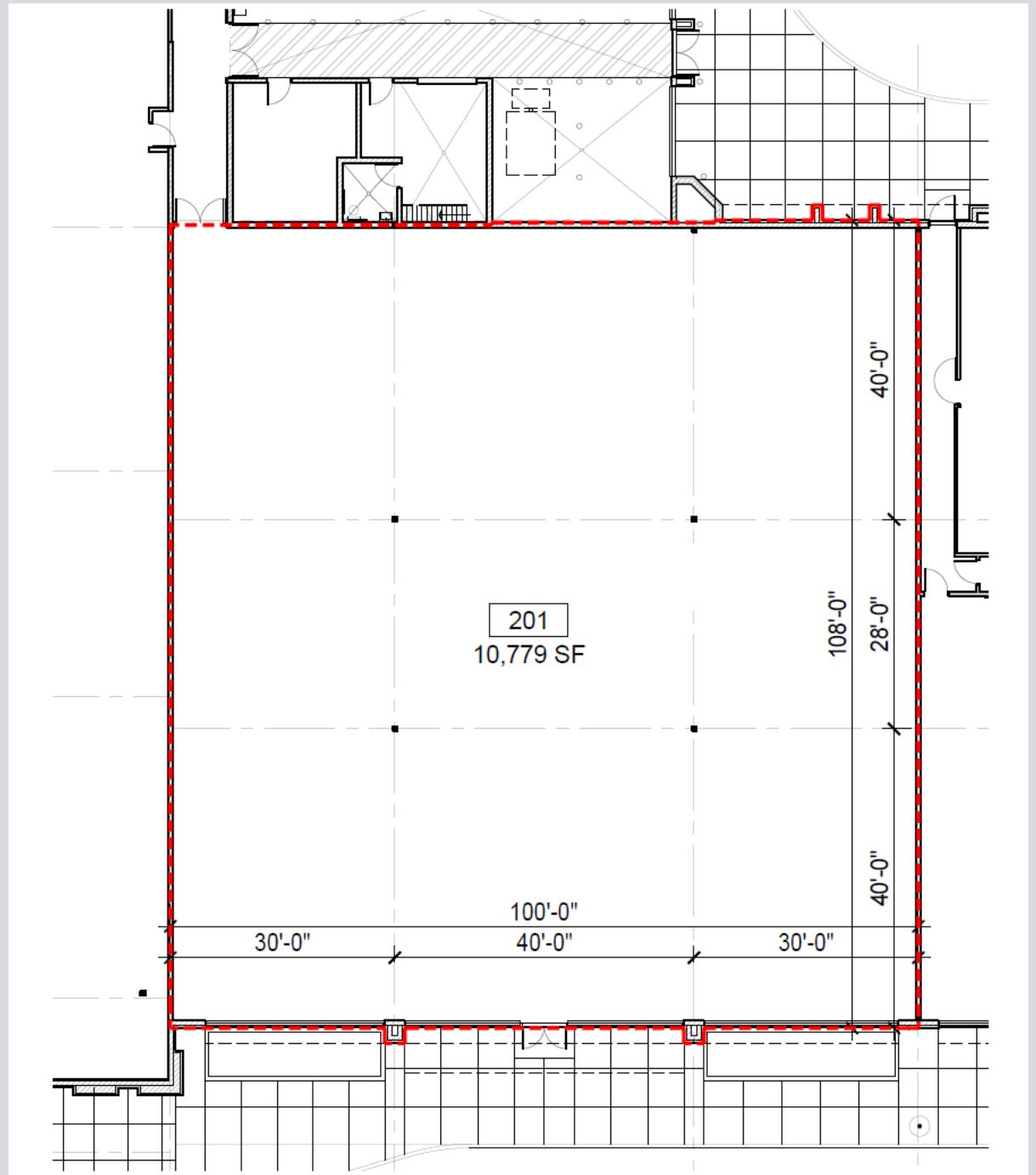
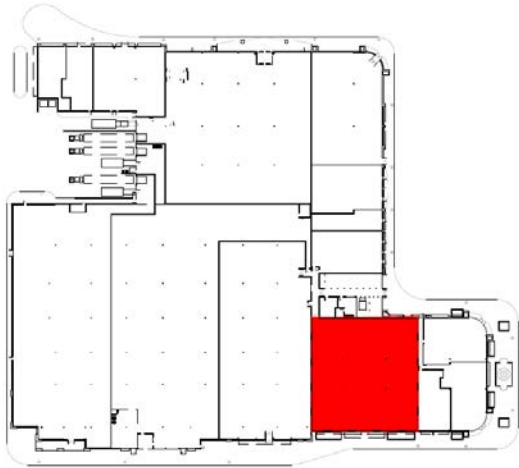
TENANTS	STE	SF
Coldstone Creamery	304	1,551 SF
Jersey Mike's	305	1,437 SF
Sierra Trading Post	101	21,285 SF
Granite City Food & Brewery		7,292 SF
Daves Hot Chicken	214	2,600 SF
Negotiating Lease	214A	1,600 SF
Available	214B	3,079 SF

Space Plans

Suite 201: 10,779 SF



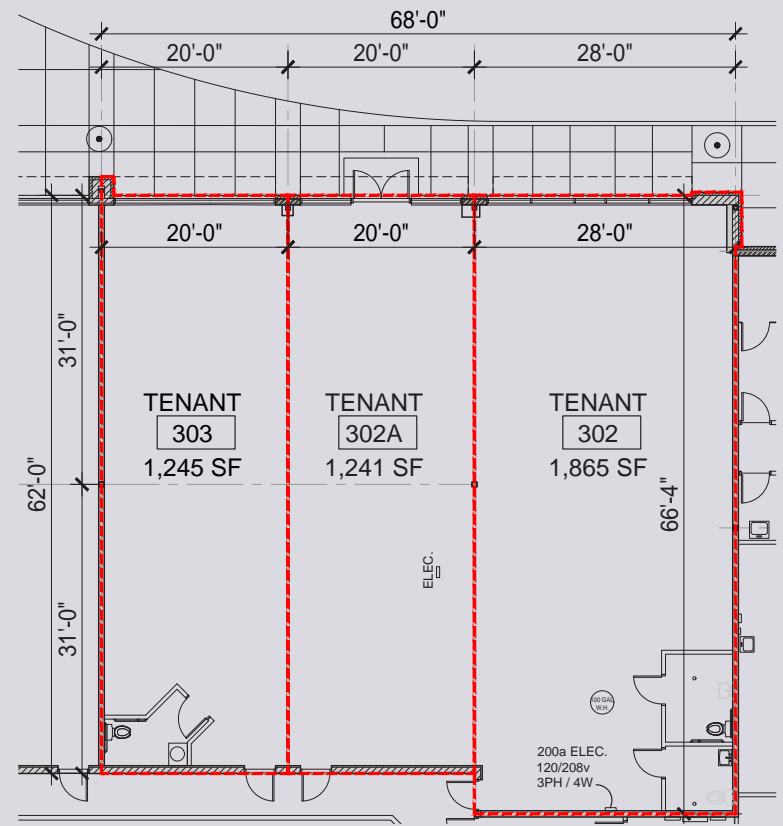
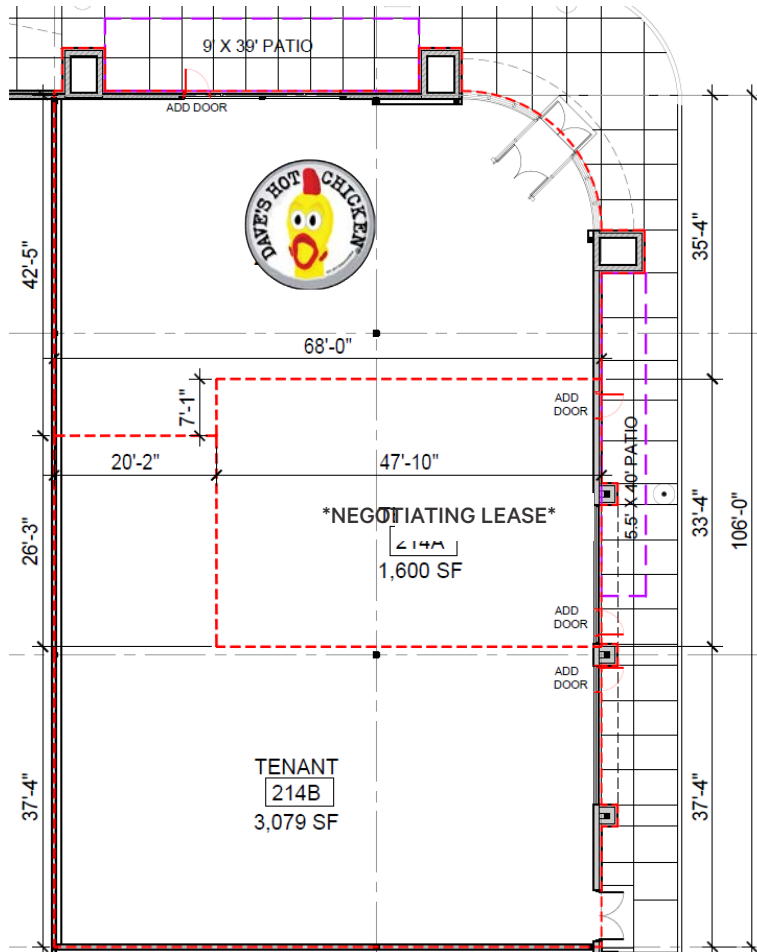
KEY PLAN



Space Plans

Suite 214A: 1,600 SF

Suite 214B: 3,079 SF



Suite 302: 1,865 SF

Suite 302A: 1,241 SF

Suite 303: 1,245 SF

Contiguous: Up to 4,351 SF





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CBRE

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