



HIGHLAND BANK

St. Michael, MN
For Sale / Lease



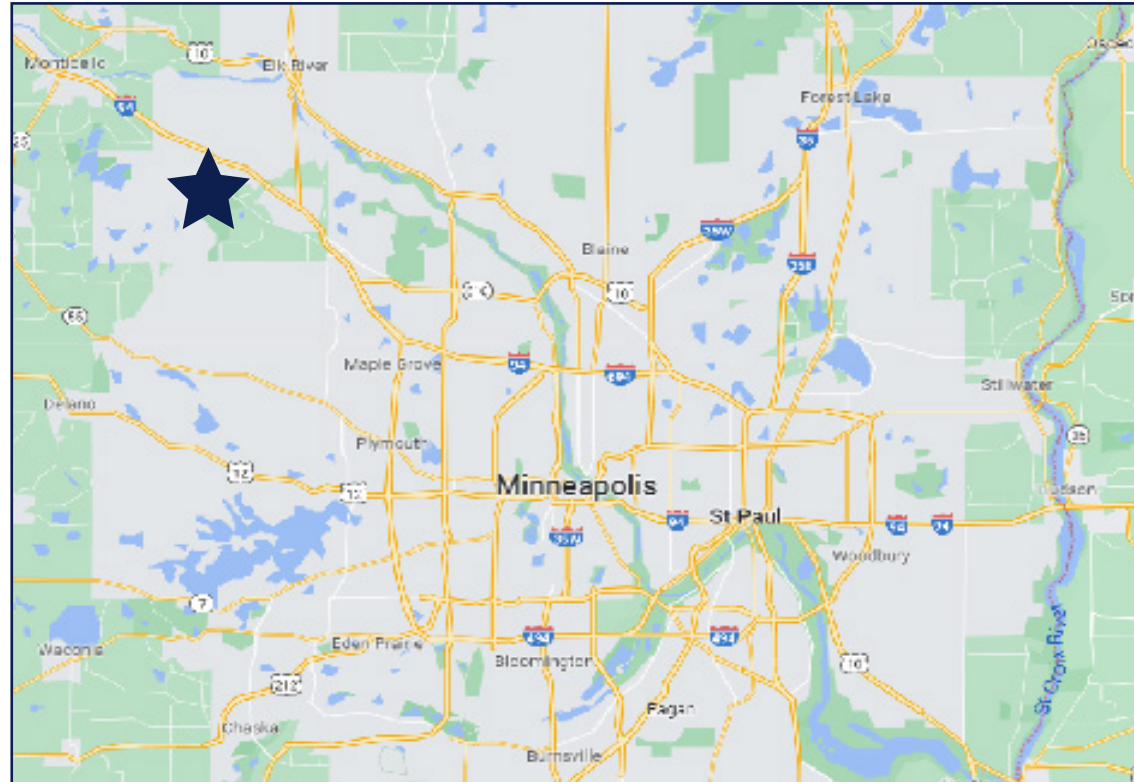
\$300,000 PRICE REDUCTION

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

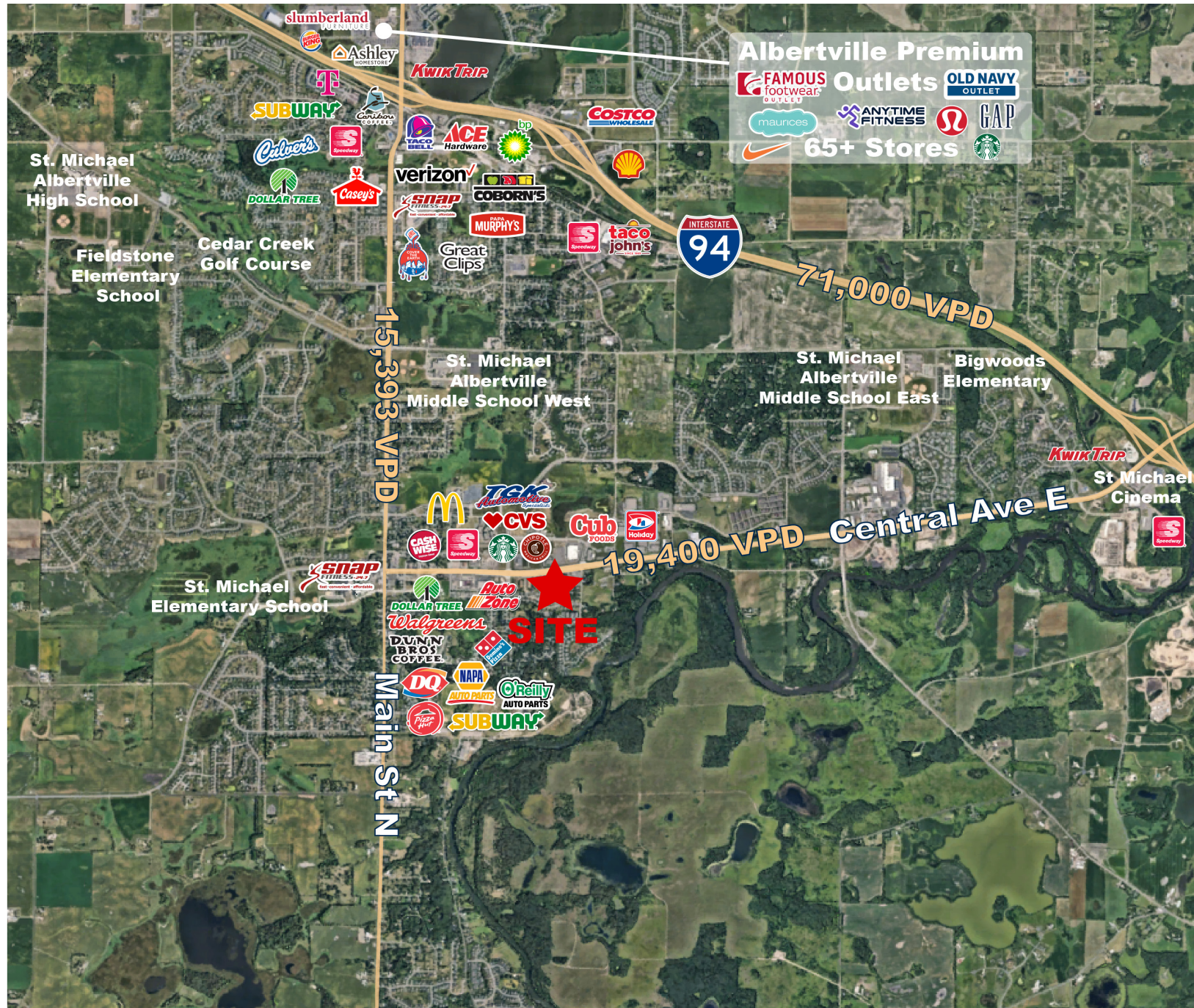
ADDRESS	701 Central Ave E
CITY, STATE	St. Michael, MN
LOT SIZE	80,000 SF
SPACE AVAILABLE	8,700 SF (Divisible)
SALE PRICE	\$1,100,000
LEASE RATE	Negotiable
TAX 2022	\$40,024
YEAR BUILT	1980
LOT SIZE	1.83 Acres
PARKING	40



HIGHLIGHTS:

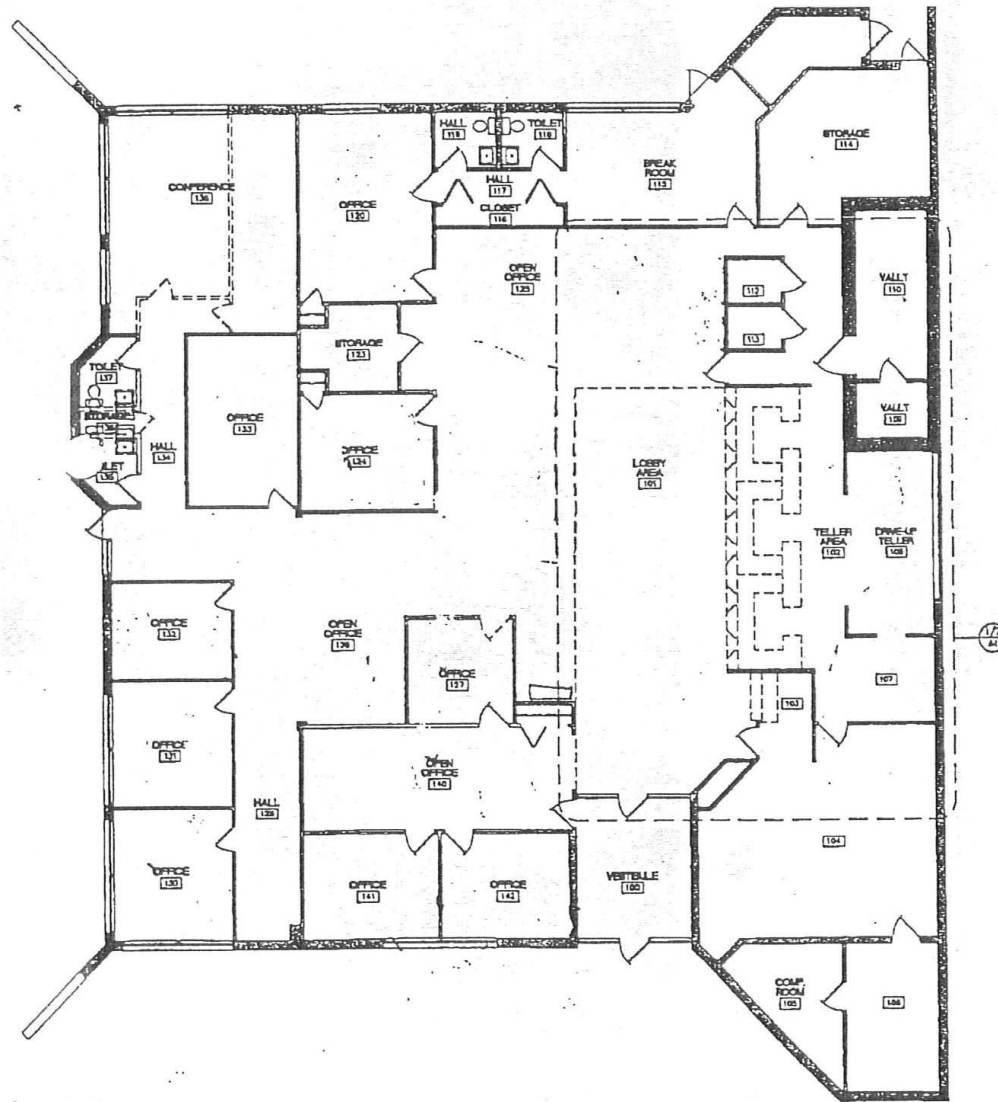
- Traffic counts average 19,400 vehicles per day in front of the property on Central Ave E
- Area retailers include Cub Foods, CVS, Walgreens, Subway, Domino's, O'Reilly Auto Parts, and more
- Drive thru opportunity
- Free standing building
- Located in the main trade area of St. Michael
- Across Central Ave from Cub Foods, the only grocer in the city
- Near multiple corporate headquarters like; J&B's, Die Technology and Nanotech Precision, and New Plastics Plus, Inc.
- Trade area seeing large amounts of commercial development
- Located 25 minutes from downtown Minneapolis and 35 minutes from St. Cloud
- Ranked #3 best city to live in Minnesota according to Life in Minnesota
- The St. Michael Public School District is ranked #16 in the state by U.S. News

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,796	32,490	56,503
MEDIAN AGE	35.9	35.7	35.9
MEDIAN HH INCOME	\$120,868	\$131,052	\$136,114
AVERAGE HH INCOME	\$134,063	\$150,110	\$160,020





FLOOR PLAN







UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

 Highland Bank

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.