



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

4711 Clark Avenue
WHITE BEAR LAKE , MN 55110

3,409-12,230 SF
For Lease
\$15/SF NNN



CONTACT

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4711 Clark Ave, White Bear Lake, MN

Located in the center of it all in charming downtown White Bear Lake! Just off Highway 61, this high-visibility site offers unmatched accessibility and foot traffic, surrounded by the community's most popular shopping, dining, and entertainment destinations. This space is currently being renovated with modern updates, offering fresh curb appeal that's sure to turn heads. Whether you're launching a boutique retail concept or opening a destination dining experience, this location offers the setting to thrive.

White Bear Lake's downtown isn't just busy—it's beloved. Known for its walkable streets, seasonal festivals, and lakeside charm, it's a favorite for locals and tourists alike.

PROPERTY HIGHLIGHTS

- 12,230 SF Available, divisible
- Planned Brand-new construction - see renderings and floor plan
- Ideal for Retail/Restaurant users
- Planned designated parking
- Located directly off of HWY 61 & downtown White Bear Lake
- 2024 Average 29,621 VPD
- Just 20 minutes from the Twin Cities
- Downtown White Bear Lake known for their shopping, and dining



ZONING | B-5 , Central Business District

The B-5 District supports a strong downtown by keeping its historic, small-town feel. New buildings should fit the area's style, with shops or offices on the ground floor and homes or offices above. Growth should improve the area while respecting nearby homes.

PERMITTED USES

Banks (without drive-thru facilities); Food services; Hotels; Bed & Breakfast Inns; Printing process/supply; Clubs and Lodges; Home improvement showrooms & Studios; Upholstery Shops; Restaurants (Without drive-in or drive-thru facilities); Indoor Recreation; Retail Shops; Grocery Stores; and Art, Music & Dance Studios & Personal Service Establishments; Liquor stores*; Civic/institutional & Transportation uses; Offices; Community Centers; Education/Academic Facilities; Libraries; Etc.

*See [city ordinance](#) for full list of property use

Specifications

ZONING	B-5: Central Business District	PROPERTY SIZE	0.33 Acre Lot
PROPERTY USE	Commercial/Retail	BUILDING IMAGE	
BUILDING YEAR	Built in 1964; Renovated 2025	Building Materials	Modern/smooth stucco
FLOORS	Single-story	Signage	Available
PROPERTY ACCESS	Excellent Access	AVAILABLE	3,409 - 12,230 RSF
Nearby HWY	HWY 61 (Direct) I-35 (5 miles) I-694 (4 miles)	RESTROOM	Build-to-suit
Accessibility	Very walkable/bikeable	LOADING DOCK	Available to tenants
AIR CONDITIONING	New RTUs	TELECOM	Xfinity
PARKING	Public parking throughout downtown & Front designated parking		

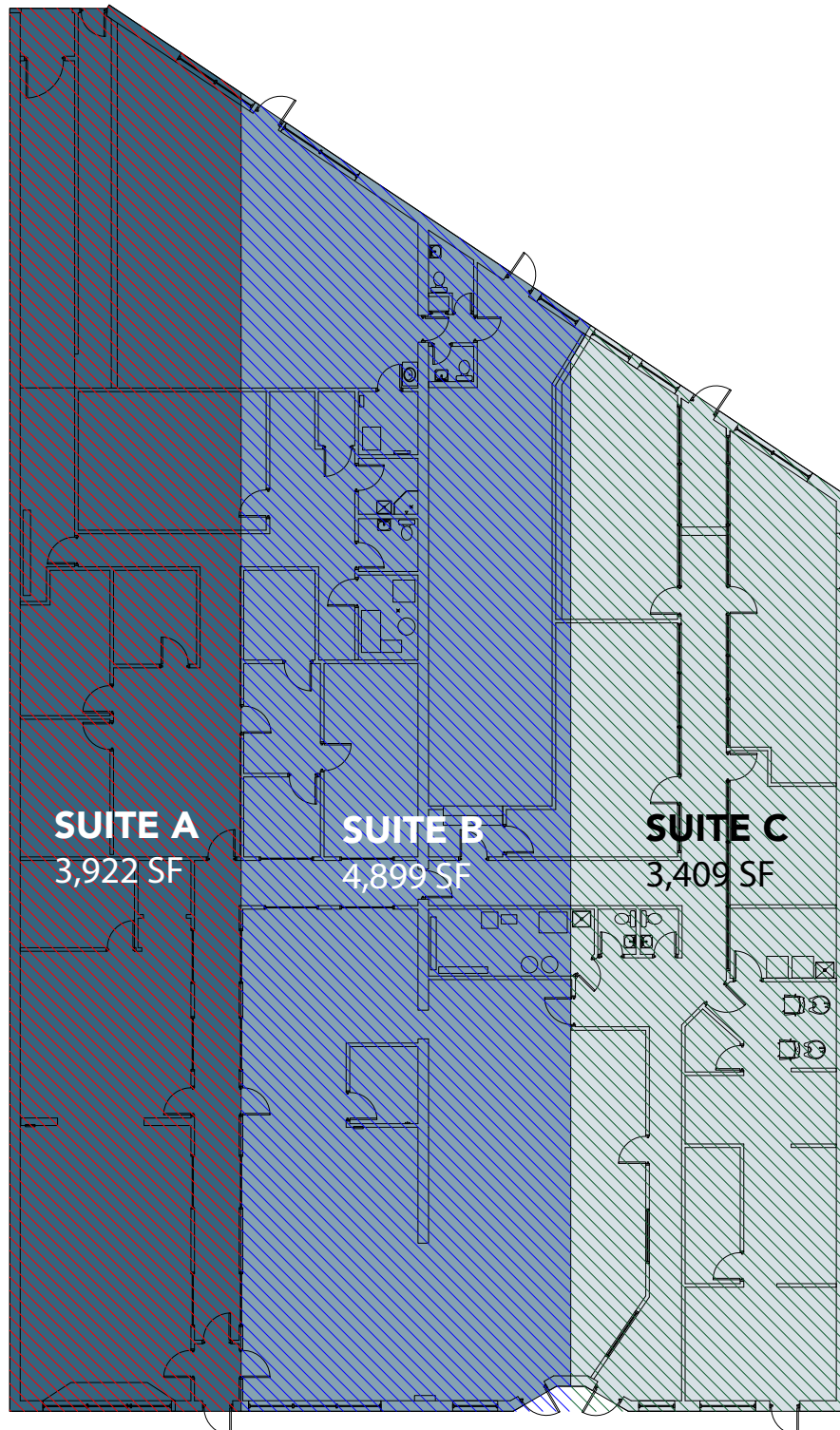


Space For Lease

Suites for lease - Divisible
3,409-12,230

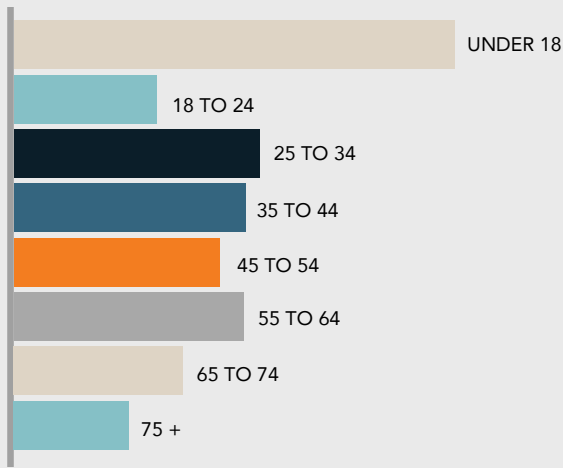
\$15 PSF NNN

Floor plan demonstrates potential divisions
**Suites are build-to-suit*



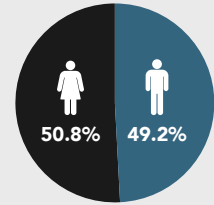
DEMOGRAPHICS WHITE BEAR LAKE

AGE SPECTRUM

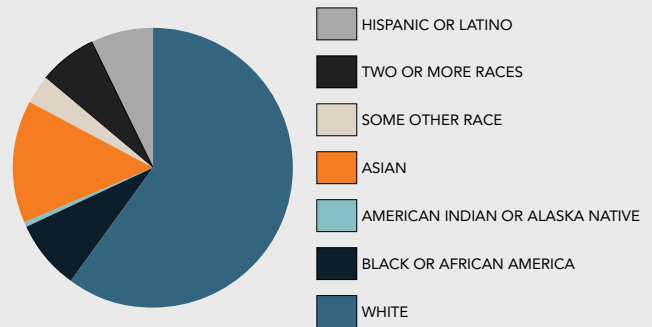


GENDER

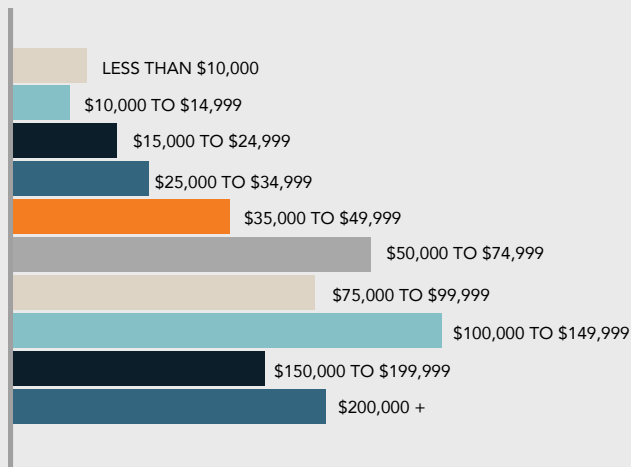
MALE **241,735**
FEMALE **249,792**



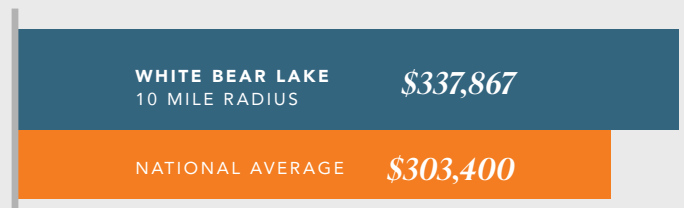
ETHNICITY/RACE



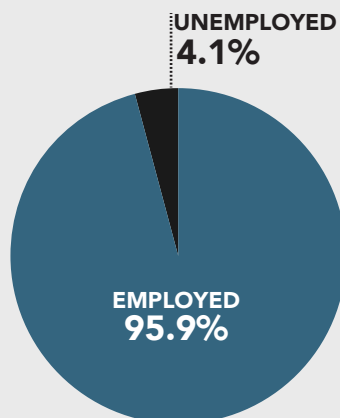
INCOME LEVEL



MEDIAN HOME PRICING



EMPLOYMENT STATUS



EDUCATION ATTAINMENT

