



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





GLA

- 143,701 SF

Available Spaces

- 26,961 SF | Leased but Available
- 7,205 SF
 - Prime endcap opportunity with frontage to Division Street and MN 15
- Up to 4,351 SF contiguous
 - 1,865 SF
 - 1,241 SF
 - 1,245 SF

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
2021 Population*	9,378	61,800	103,585	138,741
2021 Median Age	34.2	32.8	33.3	33.9
Households*	3,898	24,481	41,893	53,462
2021 Daytime Pop.	19,965	82,786	123,454	151,392

*Current Year Estimate



2022 Rates

CAM:	\$4.44
Insurance:	\$0.18
Real Estate Tax:	\$4.47
Total:	\$9.09



Traffic Counts

Division Street:	29,690 vpd
2nd Street:	29,282 vpd
MN 15:	33,000 vpd



Rivertown Village Opportunities



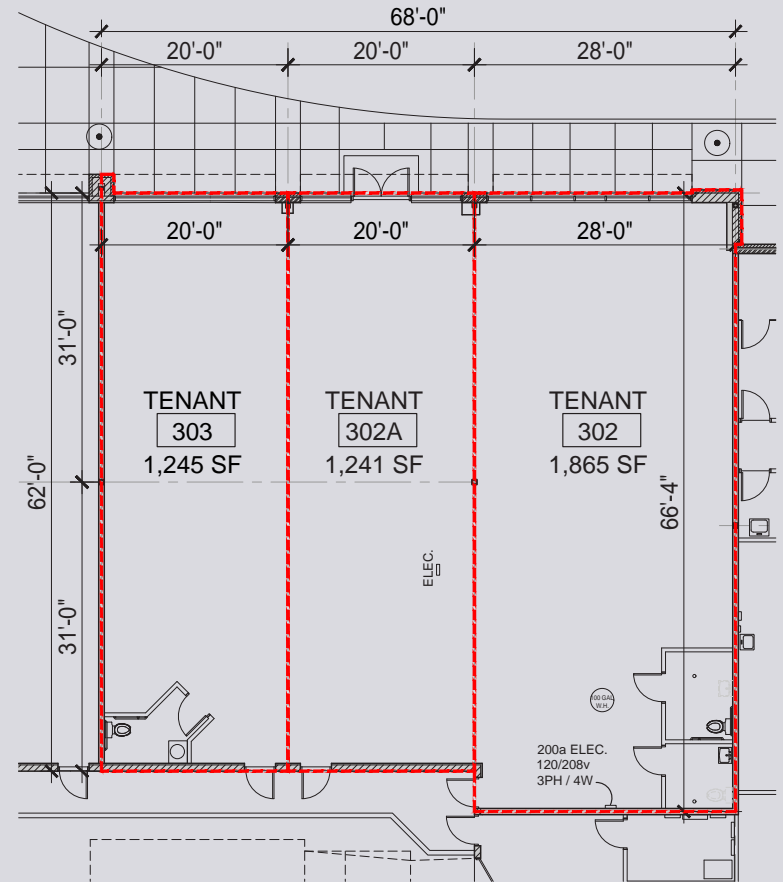
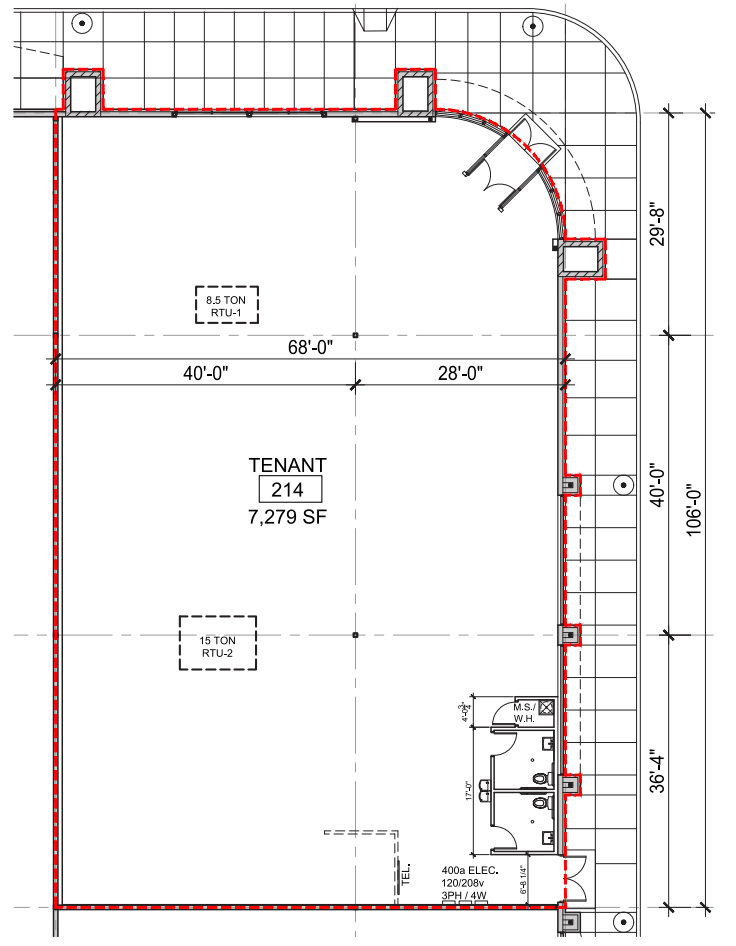
TENANTS	STE	SF
Barnes & Noble		23,420 SF
Leeann Chin	206	2,583 SF
Chipotle Mexican Grill	205	2,504 SF
Crumbl Cookies	204	1,645 SF
Party City	201	10,779 SF
Affordable Dental	208	2,710 SF
Kids' Hair	209	1,246 SF
AAA Travel	210	3,055 SF

TENANTS	STE	SF
Old Navy	105	15,854 SF
Leased but Available	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	21,000
Granite City Food & Brewery		7,292
Available	214	7,205 SF

Space Plans

Suite 214: 7,279 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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