



4325 Clearwater Rd
St Cloud, MN 56301

FOR SALE | FOR LEASE



Overview

Turnkey retail and restaurant opportunity at 4325 Clearwater Rd in St. Cloud, located along a high-traffic corridor directly next to the Amazon Fulfillment Center, providing strong daily employee and commuter traffic. The property features two fully operational units for lease. The 2nd Generation QSR (former Burger King recently remodeled into an American diner) includes a fully equipped commercial kitchen and dining area, while the convenience store is fully built out with shelving, coolers, and retail fixtures. Both units offer a true turnkey opportunity for immediate operation with minimal startup costs.



- Sale Price: Negotiable
- Lease Rates: Negotiable
- CAM/TAX: \$17.42

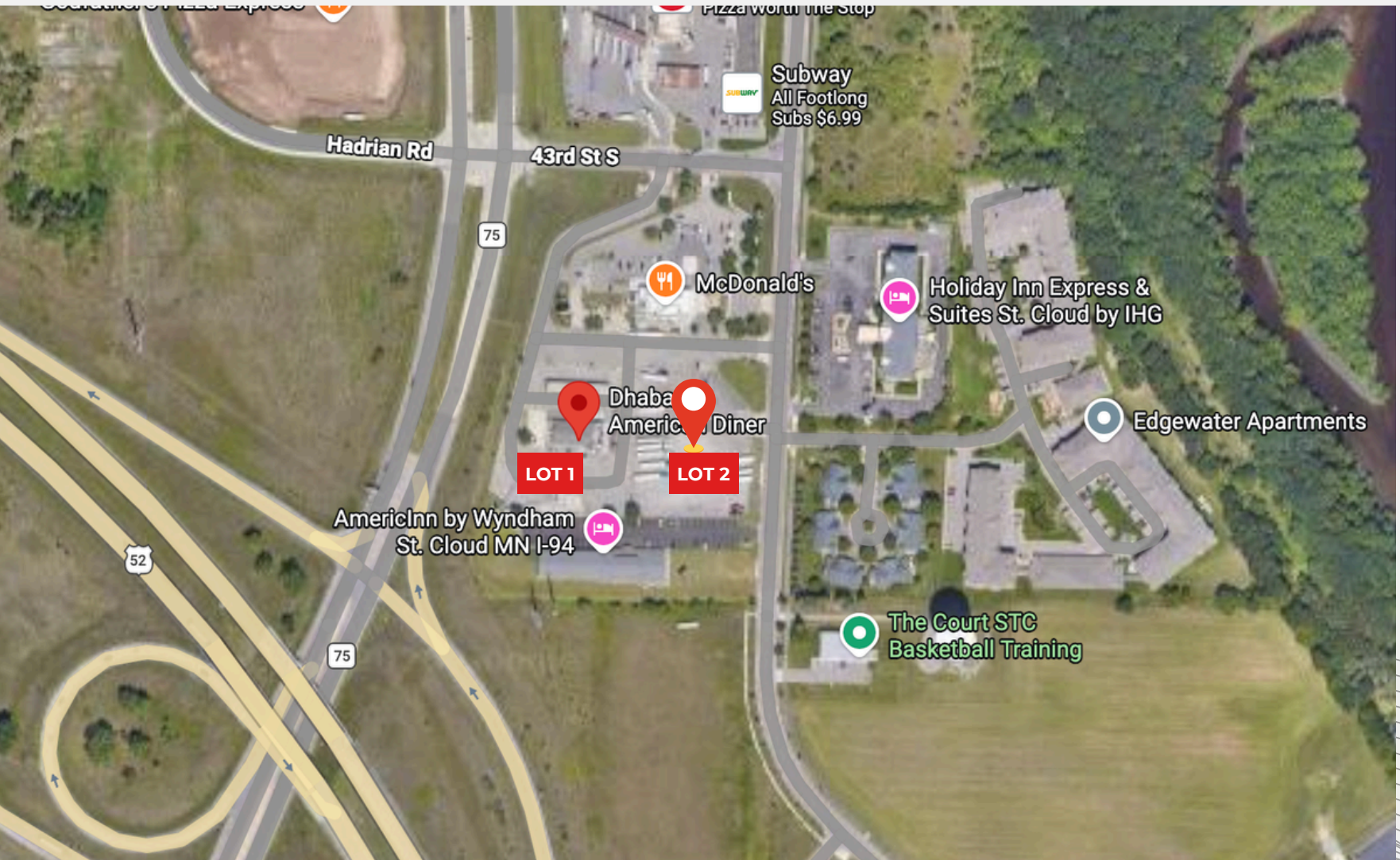


- Building Size: 4,632 SF
- Year Built: 1997
- Year Renovated: 2025
- Lot 1: 2.03 AC
- Lot 2: 1.71 AC



Key Highlights:

- Unit 1: 1,788 Square Feet
- Unit 2: 2,844 Square Feet
- 20 Parking Spaces
- Strong visibility off I-94 ramp
- Primary bus stop for Greyhound Bus
- Constant cross-border trucking traffic



Area



Tenants:

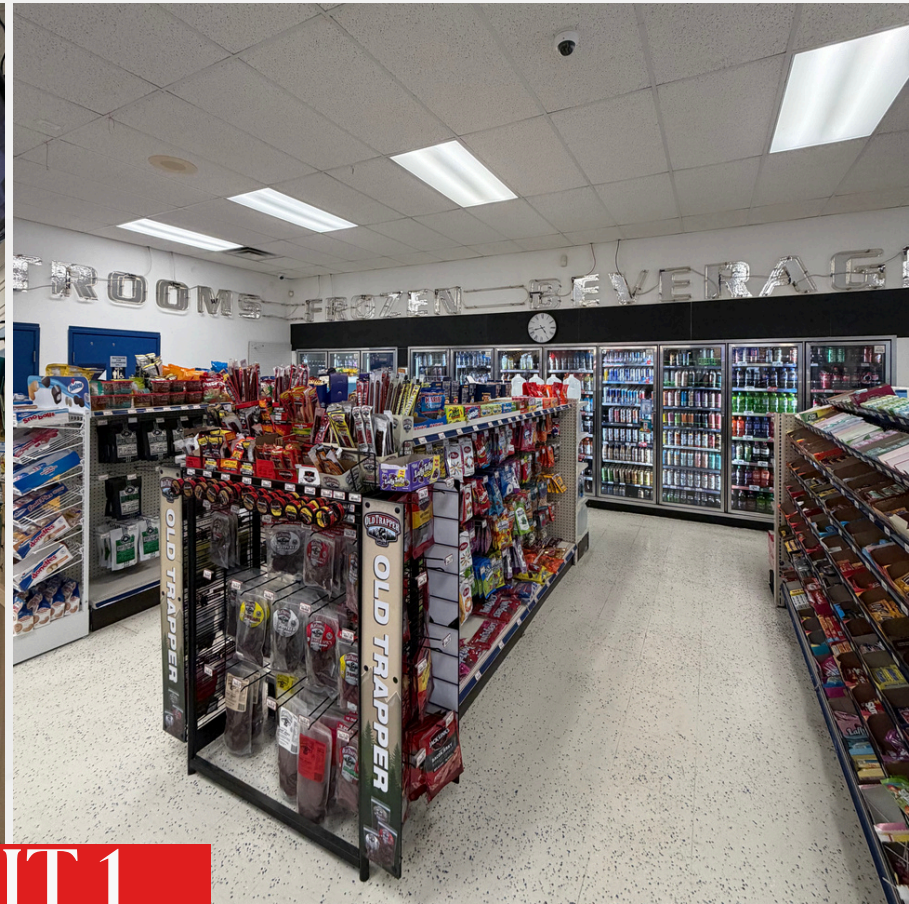
McDonalds, Pilot, Circle K, Holiday Inn Express & Suites St. Cloud by IHG, Subway, AmericInn by Wyndham St. Cloud MN I-94, Amazon Last Mile Warehouse WMN2, Marco Technologies



Traffic:

Position your business at one of the busiest intersections on the west side of St. Cloud, where regional freight traffic, commuters, and local residents converge. The site sits along a major Interstate 94 logistics corridor moving traffic between Minneapolis and Fargo, ND, with consistent truck activity tied to cross-border trade routes to Canada. Just minutes from the Amazon Fulfillment Center, the location benefits from steady daily employee and delivery traffic. The property is also within 3 miles of downtown St. Cloud and St. Cloud State University, and surrounded by multiple condo developments and retirement communities within a two-mile radius, creating a strong base of local customers.

Freight traffic. Workforce demand. City density. A location built for volume.



UNIT 1

[VIRTUAL TOUR LINK](#)





UNIT 2

[VIRTUAL TOUR LINK](#)





Contact Us

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Information is deemed reliable, but pricing and sizes are approximate and are subject to negotiation, change and verification. No warranty is given.