

# BIRCH RUN STATION

1717 BEAM AVE.  
MAPLEWOOD, MN 55109

REDEVELOPMENT PLANNED  
IN  
2022 - 2023



FOR MORE INFORMATION CONTACT:

**BOB RUSING**

RR@AZPRE.COM | 602.319.2250



# SITE PLAN



Northwest corner of Beam Ave. & Southlawn | Maplewood, MN 55109



SUITE	TENANT	SQ FT
1715 A	Bamboo Restaurant	3,008
1715 D	Liberty Home Care	1,195
1715 E	Miracle Ear	1,374
1715 I	VACANT	5,001
1717 A	VACANT	27,000
1719	VACANT	22,294
1721A	Lakeshore Learning	7,260
1721B	Home Choice	6,526
1723A	VACANT	12,600
1727A	VACANT	3,062
1727B	Sally Beauty	1,787
1727C	Yahweh Laundry	2,240
1727D	America's Best Eyeglasses	3,269
1727F	Dollar Tree	12,897
1729A	Burlington Coat Factory	50,000
1731A	Octapharma	12,165
1731F	VACANT	27,078
1735A	VACANT	24,310
1737A	VACANT	11,285
1741A	Jo-Ann Stores	44,992
		<b>279,343</b>

# LOCATION



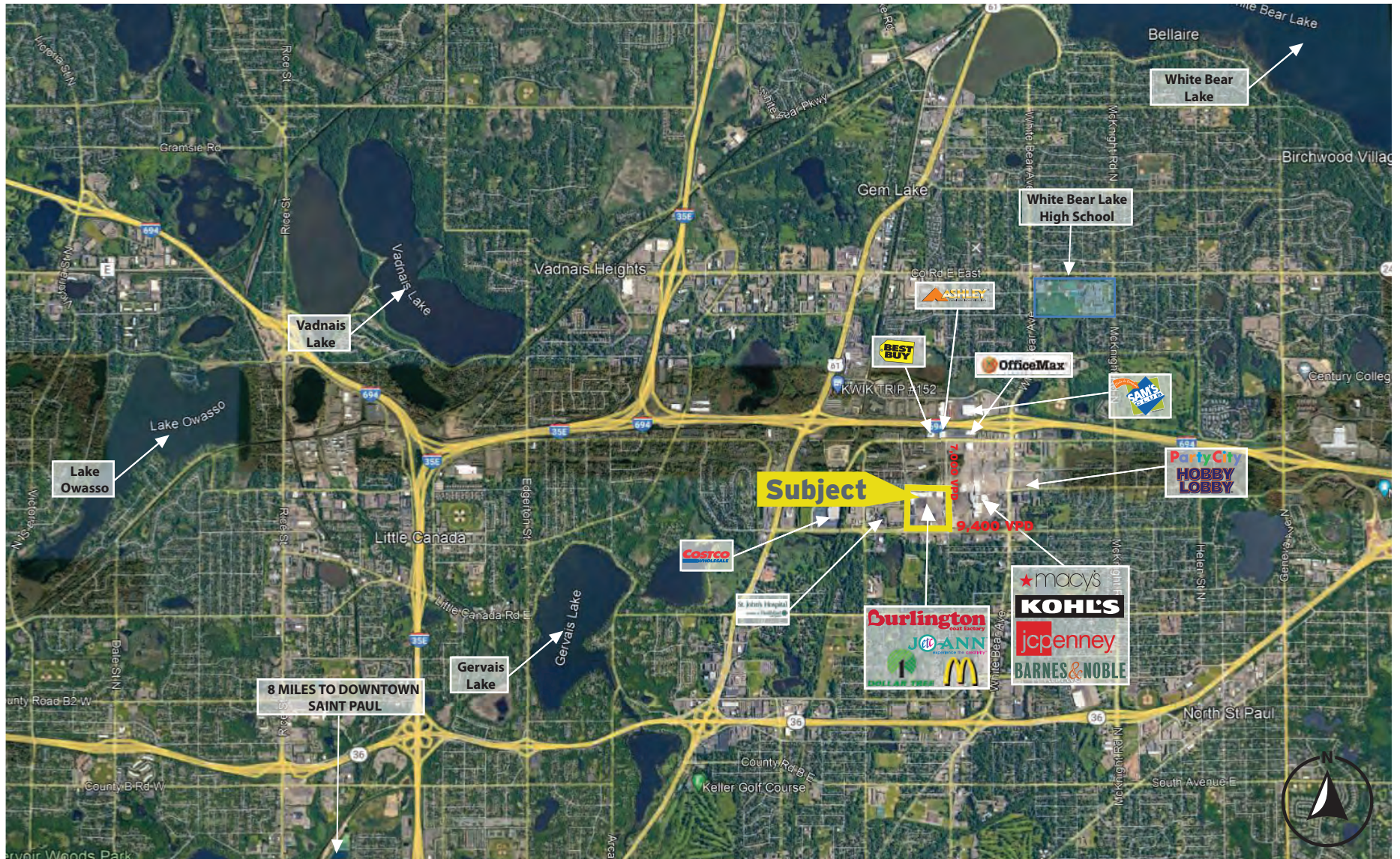
Northwest corner of Beam Ave. & Southlawn | Maplewood, MN 55109



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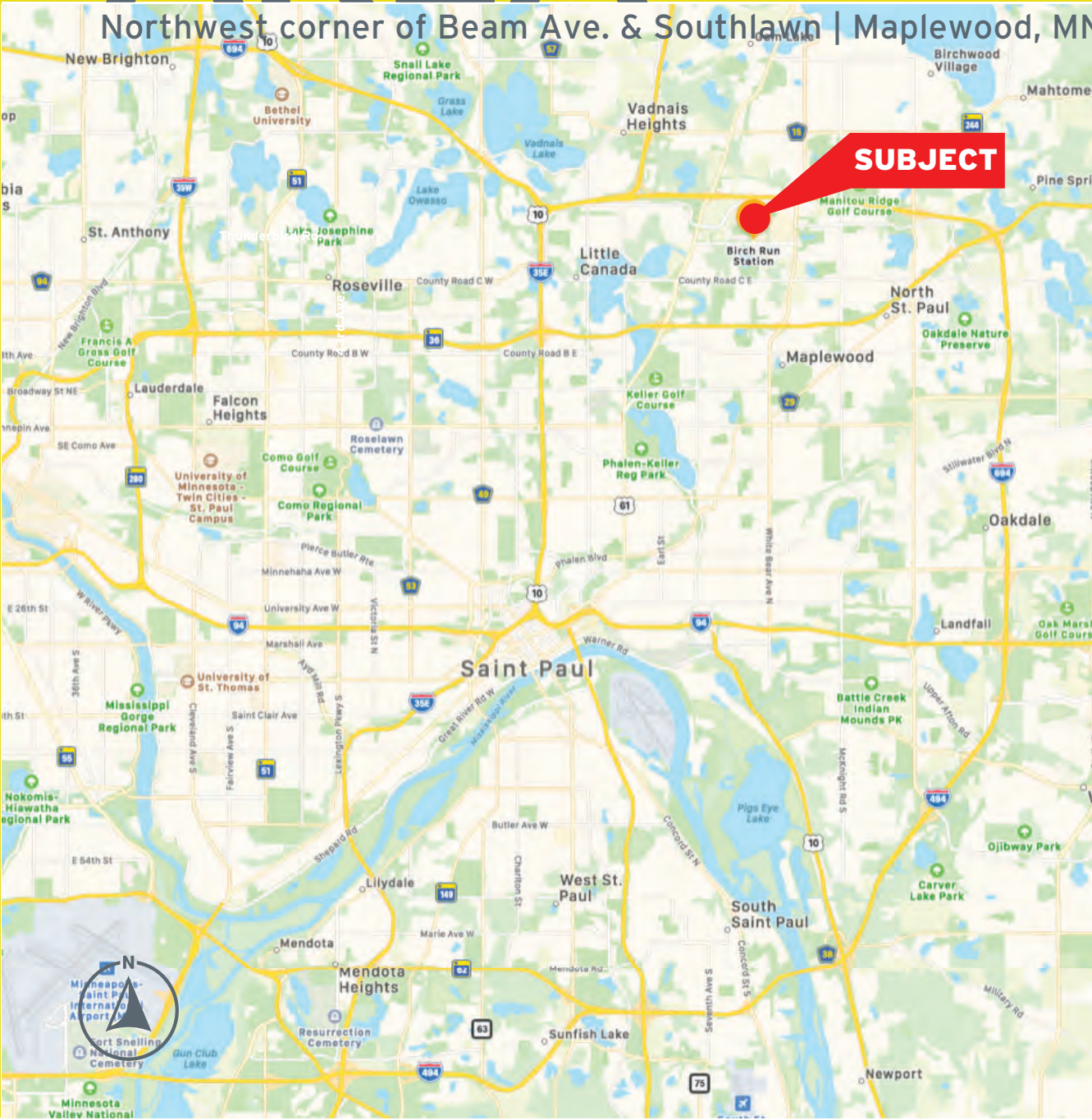
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# AREA



Northwest corner of Beam Ave. & Southlawn | Maplewood, MN 55109



### Total Population

1 mile: 5,311  
3 miles: 70,642  
5 miles: 219,054



### Average HH Income

1 mile: \$87,332  
3 miles: \$90,769  
5 miles: \$87,906



### Daytime Employment

# Businesses  
1 mile: 576  
3 miles: 2,376  
5 miles: 5,704



### Housing Units

# Houses

1 mile: 2,432  
3 miles: 29,578  
5 miles: 87,799

# CONTACT



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