

Maplewood | MN 55109  
2694 Maplewood Drive



For Sale



**AREA TENANTS**

- Maplewood Mall
- Angus Meat Market
- Costco
- Health Partners Sleep Center
- Audi
- Carmax
- Kline Nissan/Volvo
- Lexdan Automotive
- Lexus of Maplewood
- Maplewood Toyota
- Mercedes Benz of Maplewood
- Tesla
- Porsche

**PROPERTY HIGHLIGHTS**

- \$200,000.00
- .48 acres available
- Up to 6,000 buildable square feet
- Zoned M-1: Lights Industrial and BC: Business Commercial
- 33,500 vehicles per day on Highway 61
- Visible for Highway 61
- 3 minutes to Maplewood Mall and 2 minutes to Menards
- Convenient access to I-35E and I-694 via Highway 61

	1 Mile	3 Mile	5 Mile
<b>Population</b>	1,572	31,786	133,392
<b>Median HH Income</b>	\$64,270	\$56,367	\$52,237
<b>Average HH Income</b>	\$85,290	\$67,127	\$61,900

2025 4th Street | Suite 106  
White Bear Lake | MN 55110  
www.TITUScre.com

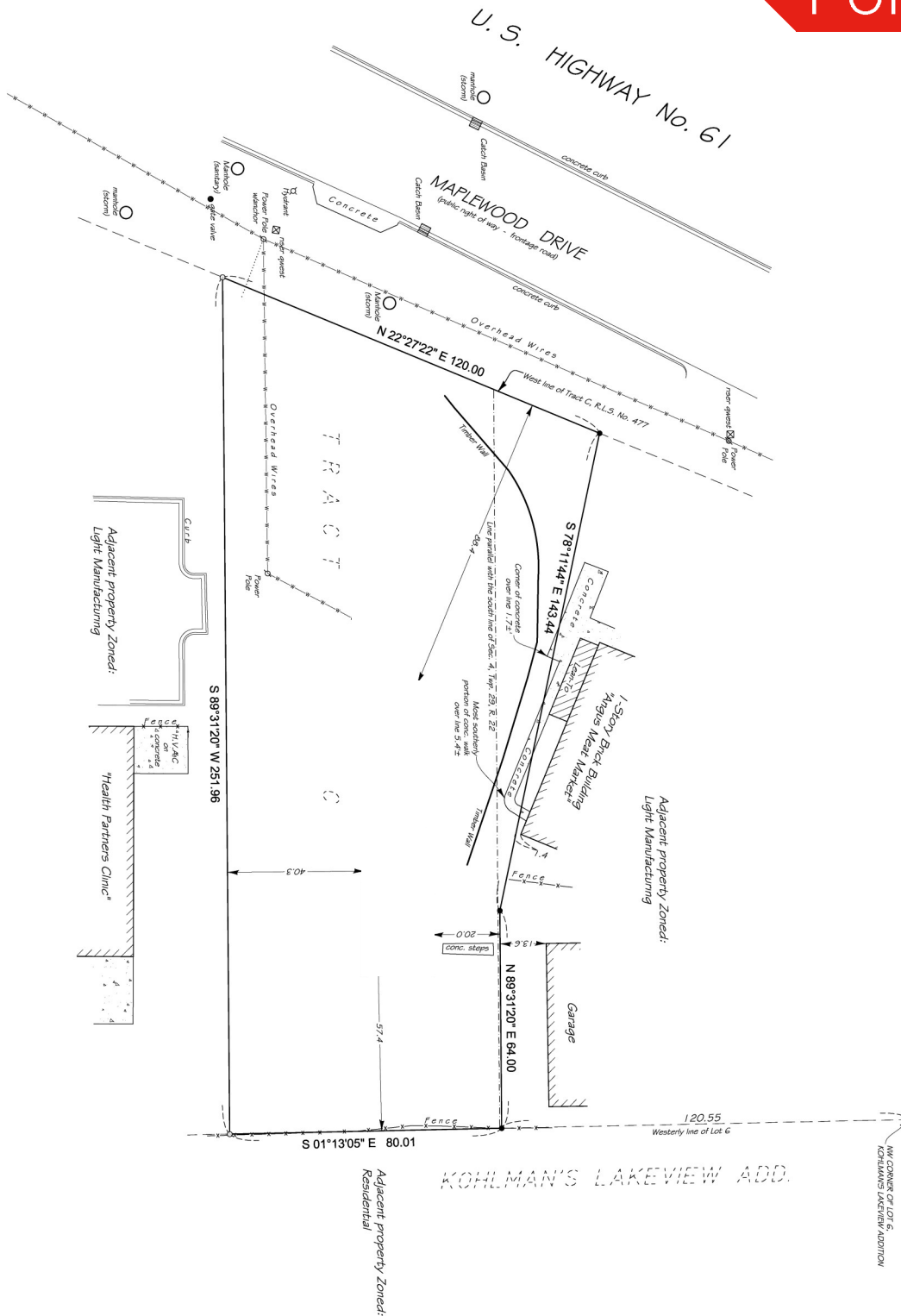


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