

Vadnais Heights | MN 55110  
1654-1658 County Road E East



For Lease



## PROPERTY HIGHLIGHTS

- 4,800 SF multi-tenant, retail building
- Expansion space available up to 2,760 SF
- Possible drive thru
- Access to I-694 via Highway 61
- Access to I-35E via County Road E
- 14,200 vehicles per day on County Road E



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
www.TITUScre.com



Mike Brass  
612-750-4312  
mike@mikebrass.com

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### AVAILABLE FOR LEASE

#### SUITE A:

1,420 square feet

#### SUITE B:

1,340 square feet

#### CONTIGUOUS SUITE A & B:

2,760

### NET LEASING RATES

Negotiable, Call Broker

### 2024 ESTIMATED TAX AND CAM

\$3.49 PSF for Tax

\$8.26 PSF for CAM

\$11.75 TOTAL PSF

### DEMOGRAPHICS

|                   | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------|----------|----------|----------|
| Population        | 5,758    | 62,768   | 157,008  |
| Median HH Income  | \$60,675 | \$70,878 | \$69,624 |
| Average HH Income | \$82,792 | \$91,804 | \$93,773 |



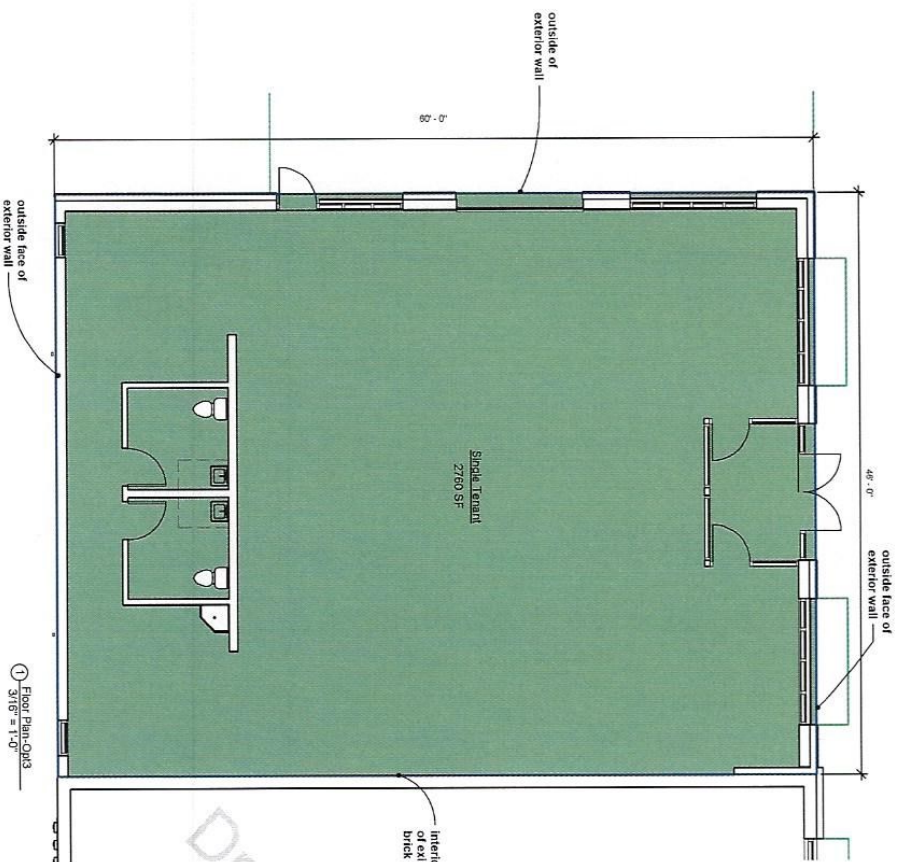
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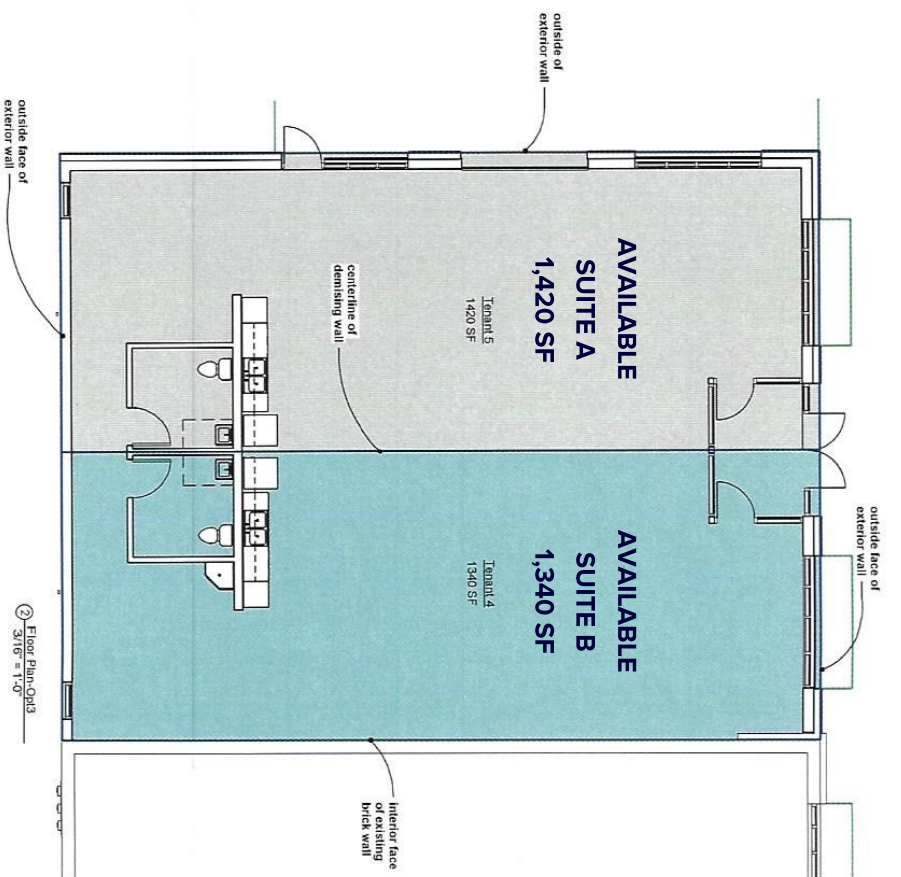
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Building Area Legend  
 Single Tenant



Rentable Area Legend  
 Tenant 4  
 Tenant 5

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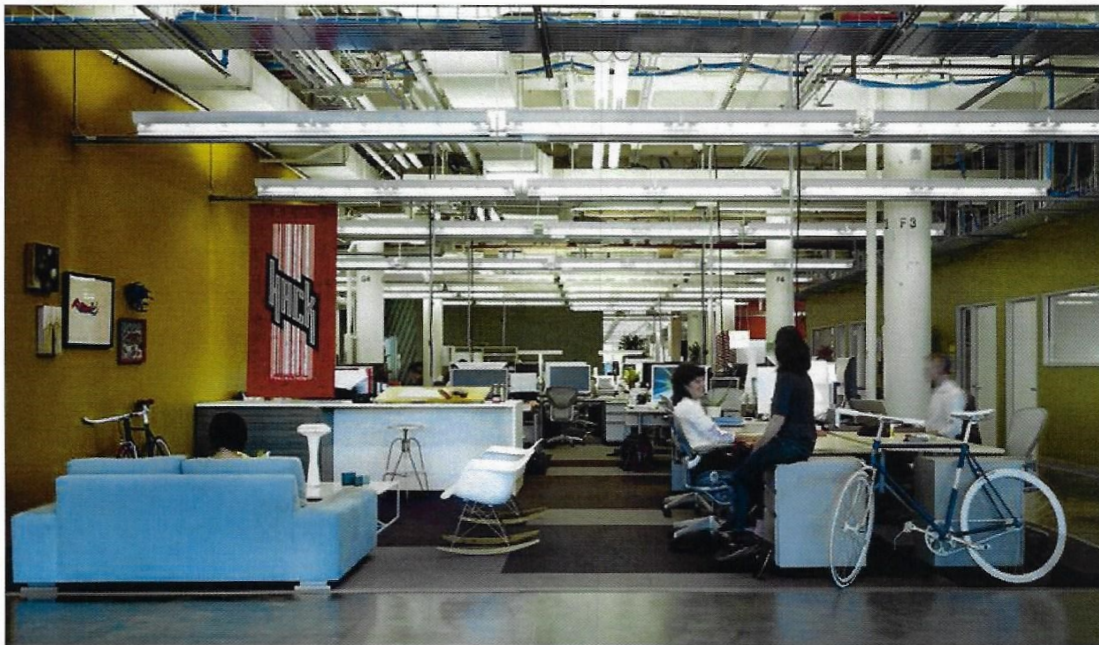
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**OFFICE CONCEPT PLAN / EXPOSED CEILINGS**



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**HyVee**

FUTURE HOME

Subway  
 Associated Insurance  
 SLS  
 Star Nails  
 Natural Healing Spa

Paul's Wine & Spirits  
 Nik's Ink & Beauty  
 Unique Arts Tattoo  
 Chop Shop

**DEMOGRAPHICS**

|                   | 1 Mile   | 3 Mile    | 5 Mile    |
|-------------------|----------|-----------|-----------|
| Population        | 19,200   | 113,000   | 309,000   |
| Median HH Income  | \$86,600 | \$90,800  | \$82,500  |
| Average HH Income | \$89,300 | \$100,000 | \$101,400 |

**NEW HOUSING**

244 unit luxury apartment building



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