

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  
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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

### 2025 ESTIMATED TAX AND CAM

\$3.84 PSF for Tax

\$8.19 PSF for CAM

\$12.03 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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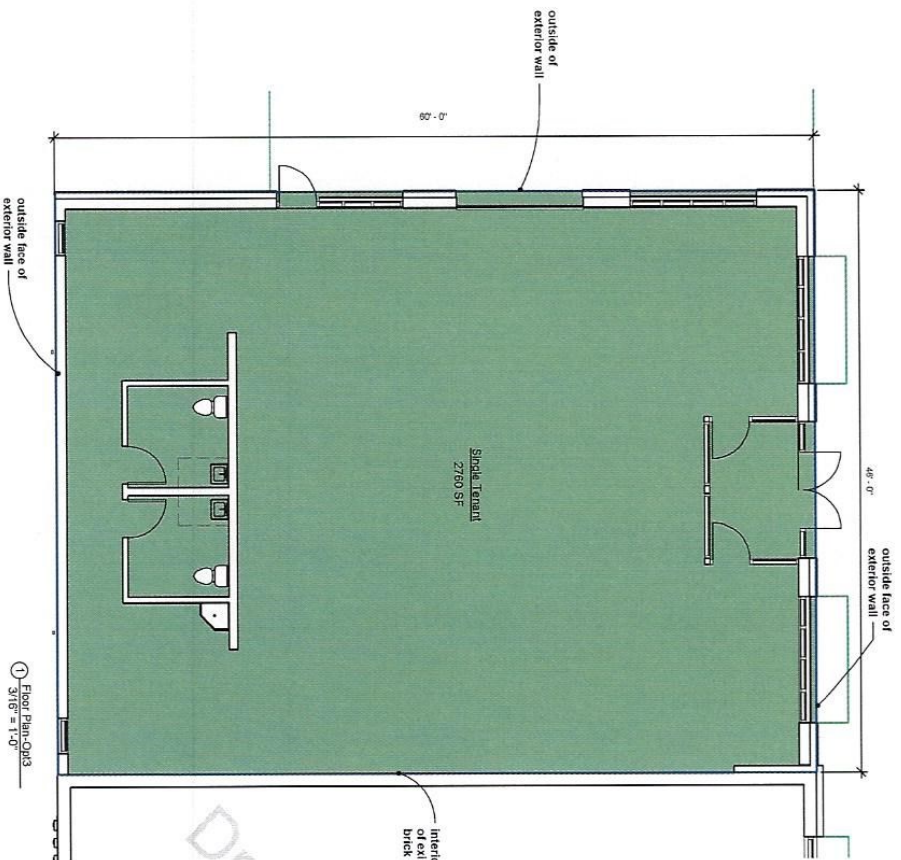


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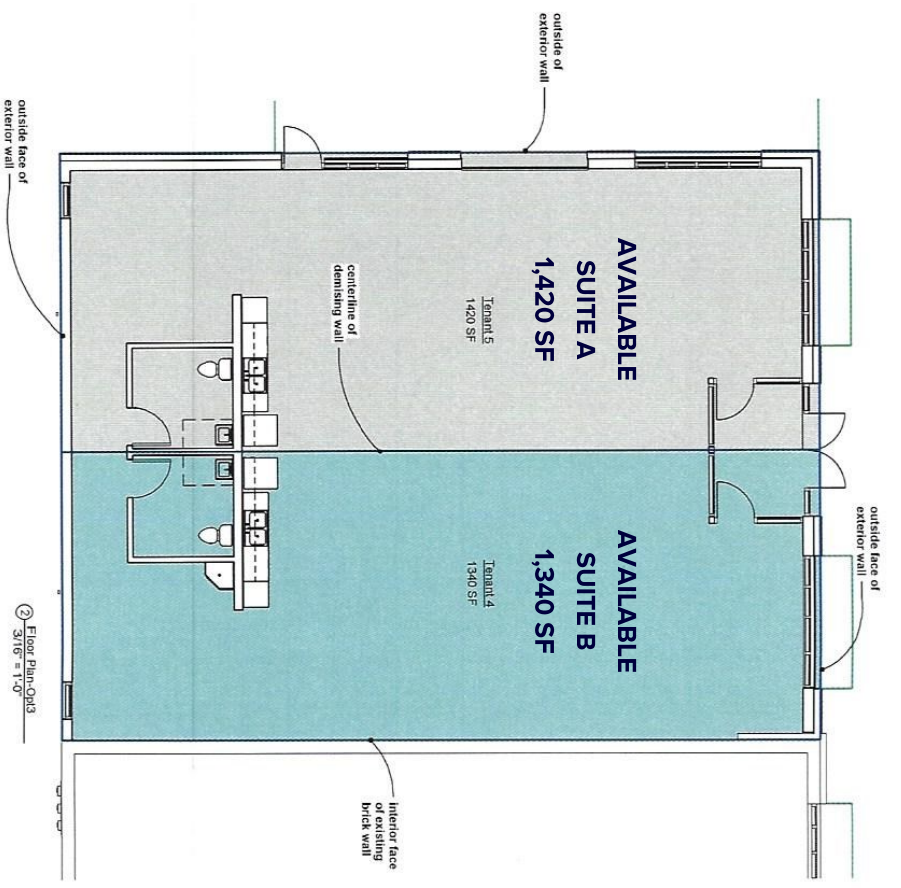


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Building Area Legend  
 Single Tenant



Rentable Area Legend  
 Tenant 4  
 Tenant 5

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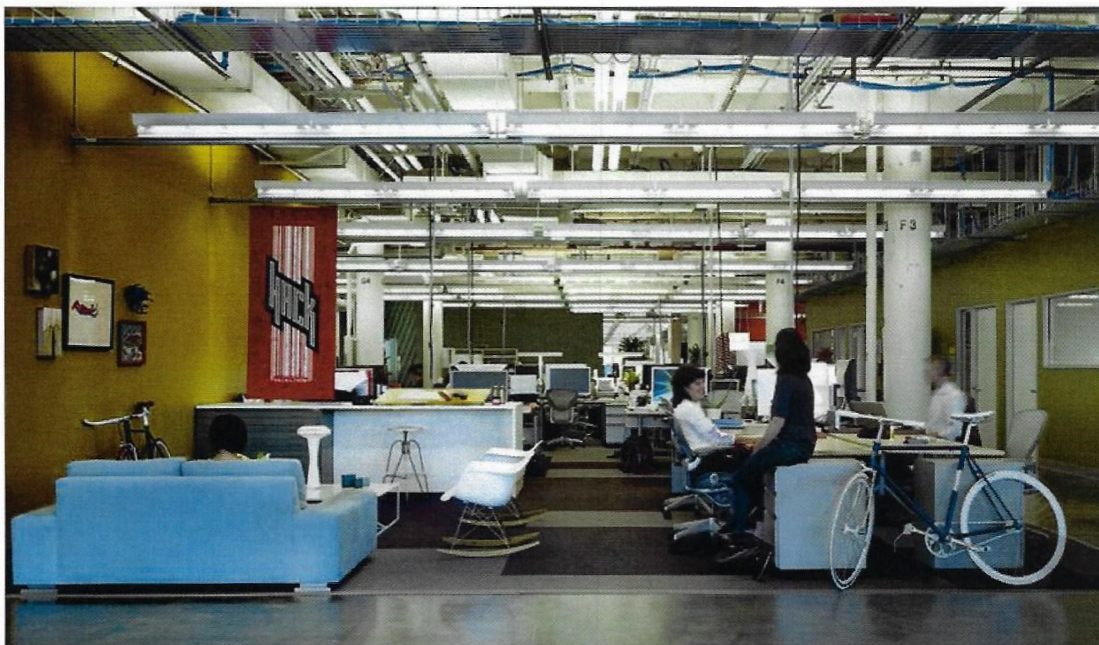
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**OFFICE CONCEPT PLAN / EXPOSED CEILINGS**



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### 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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