



**PREMIER**  
COMMERCIAL  
PROPERTIES

## RETAIL SPACE FOR LEASE

1011 Meadowlands Dr White Bear Lake, Mn 55127



## For Lease: Retail

1011 Meadowlands Dr White Bear Lake, MN 55127

### PROPERTY FEATURES

- ◆ EASY ACCESS TO I-35
- ◆ 140 PARKING SPACES (5.5 STALLS PER 1,000 SF)
- ◆ FLEXIBLE SPACE PLANS INCLUDING DIMISIBALE END CAP
- ◆ STRONG AREA TENANTS INCLUDING: CUB FOODS, APPLEBEES, MEADOWLANDS KINDERCARE, JIMMY JOHNS, MCDONALDS, CARIBOU COFFEE, NOODLES & COMPANY, MGM WINE AND SPIRITS

### PROPERTY DETAILS:

1,336– 3,600 SQ. FT.

### LEASE RATE:

NEGOTIOABLE

\$9.25 PSF CAM & TAX

### FOR MORE INFORMATION, CONTACT

Bradee Thompson

Rich Lee

763.862.2005

Bthompson@premiercommercialproperties.com

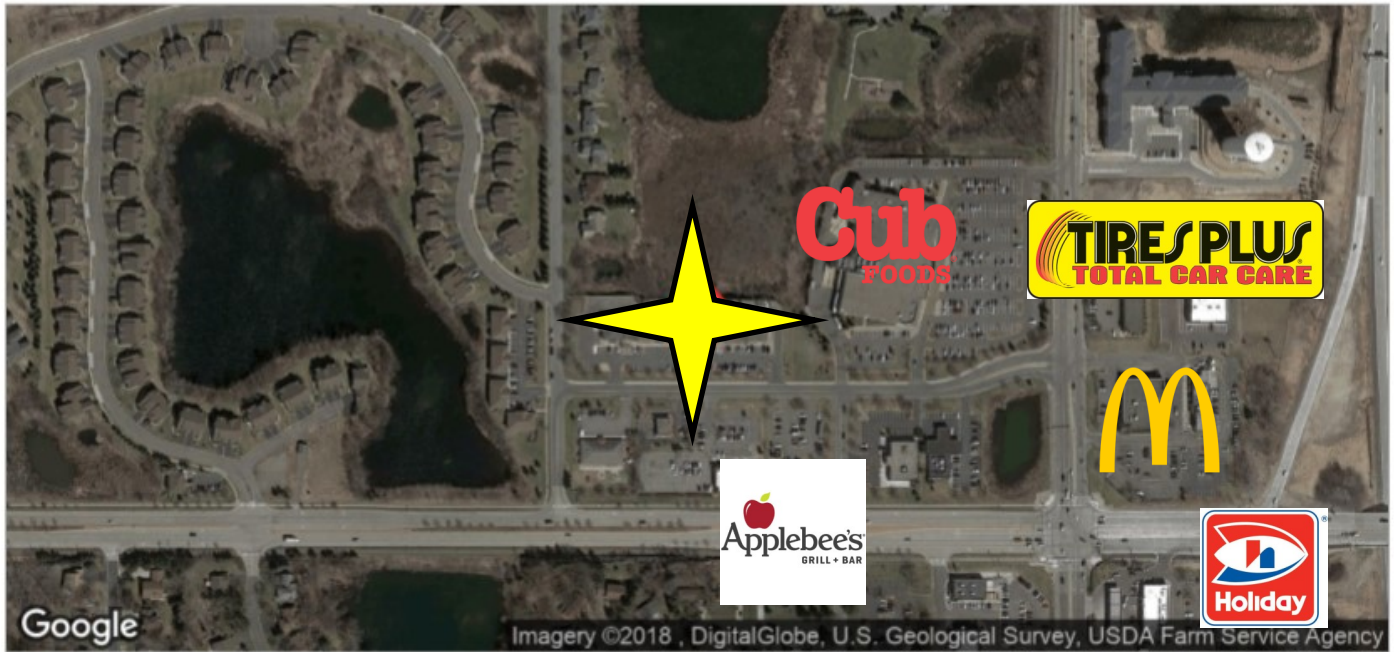
Rlee@Premiercommercialproperties.com



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55504

## Site Plan



## Site Plan Split to Fit Page

Life Core Yoga	Zen Asia	Suite 7b	Tri	Fortis Karate
Bubble Tea		1,336 SF	Fitness	

Paradise Spa	Suite 4 Vacant 3,600 SF (Can Be Demised)	Message	Caravel Autism Health
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### Demographics

	1 Mi	3 Mi
Population	6,314	42,122
Households	2,783	17,326
Average Age	43.50	41.80
Median HH Income	\$91,343	\$82,305
Daytime Employees	4,302	24,697
Population Growth '18-'23	+3.5%	+3.8%
Household Growth '18-'23	+3.5%	+3.8%

### Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Centerville Rd	Stoddart Ln N	10,700	2017	0.23 mi
State Highway 96	-	28,738	2012	0.25 mi
Hwy 96 E	Centerville Rd W	31,500	2017	0.25 mi
Centerville Rd	Centerville Cir S	8,400	2017	0.31 mi
State Highway 96	-	32,137	2012	0.50 mi