

# BIRCH LAKE PROFESSIONAL BUILDING

1310 Hwy 96, White Bear Lake, MN 55110



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	634 SF
<b>LEASE RATE:</b>	\$18.00 SF/yr (Gross)
<b>LOT SIZE:</b>	2.13 Acres
<b>BUILDING SIZE:</b>	30,000 SF
<b>TRAFFIC COUNT:</b>	22,100

## PROPERTY OVERVIEW

Birch Lake Professional Building is highly visible along Hwy 96, which sees over 22,000 vehicle per day, offering excellent exposure and convenience to passing traffic. Large surface parking lot for clients and workforce.

Convenient to I-35E and Hwy 61 on Hwy 96. Approximately two miles west of downtown White Bear Lake.

## PROPERTY HIGHLIGHTS

- Easy and quick access to I-35E and Hwy 61
- Ample parking
- Elevator
- Area amenities: Lifetime Fitness Campus, White Bear Lake Sports Center, Cub Foods, LifeSpa, Caribou Coffee, Anytime Fitness, US Post Office, Kowalski's Market, Carbone's Pizzeria & Pub, Punch Pizza, Acqua Restaurant, Culver's, Applebee's, Burger King, Jimmy John's, and Walgreens

**KW COMMERCIAL**  
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## OFFICE FOR LEASE

# BIRCH LAKE PROFESSIONAL BUILDING

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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103	Available	634 SF	Gross	\$18.00 SF/yr

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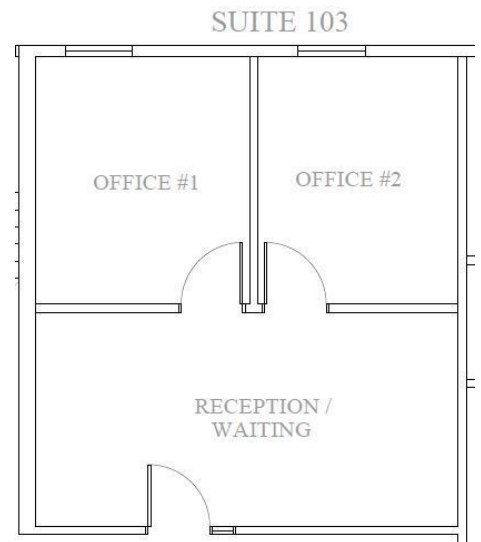
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**OFFICE FOR LEASE**

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Suite 103: 634 SF

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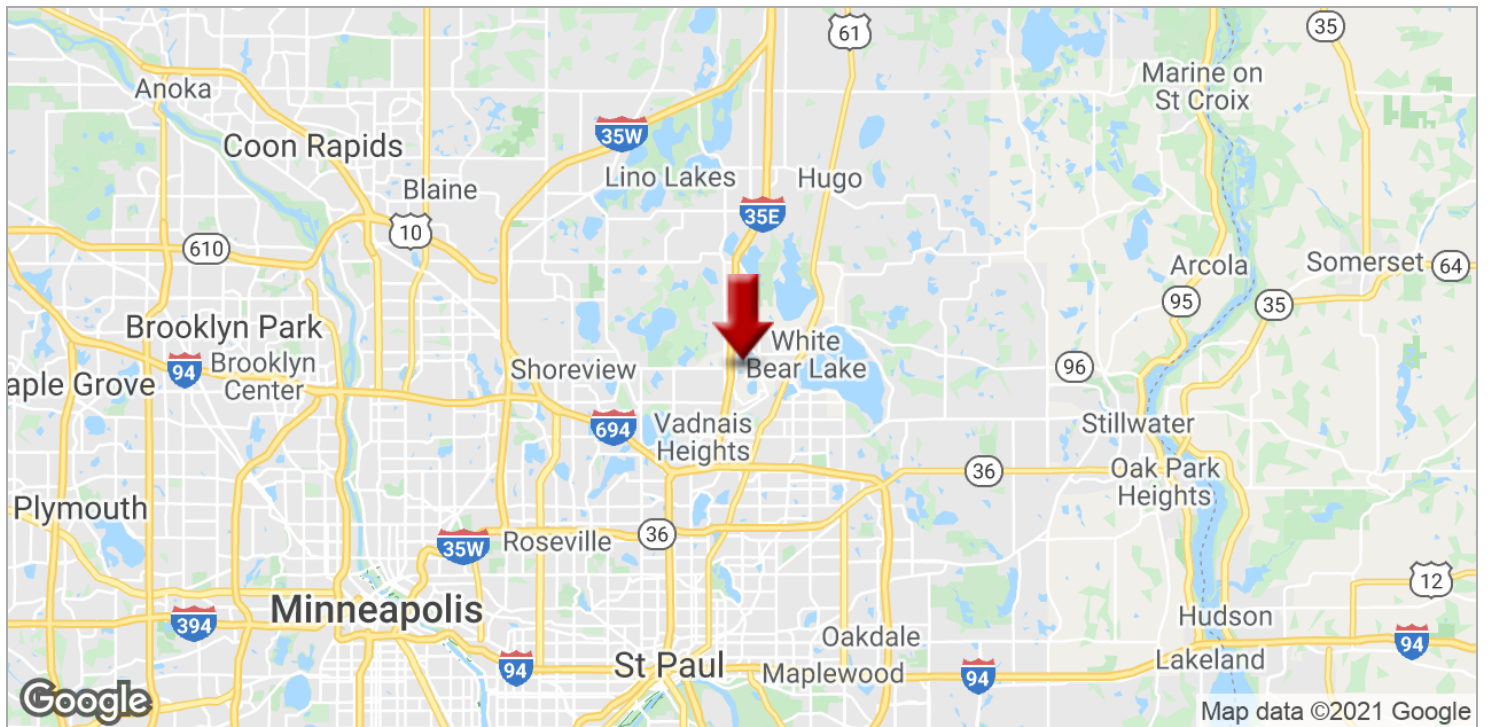
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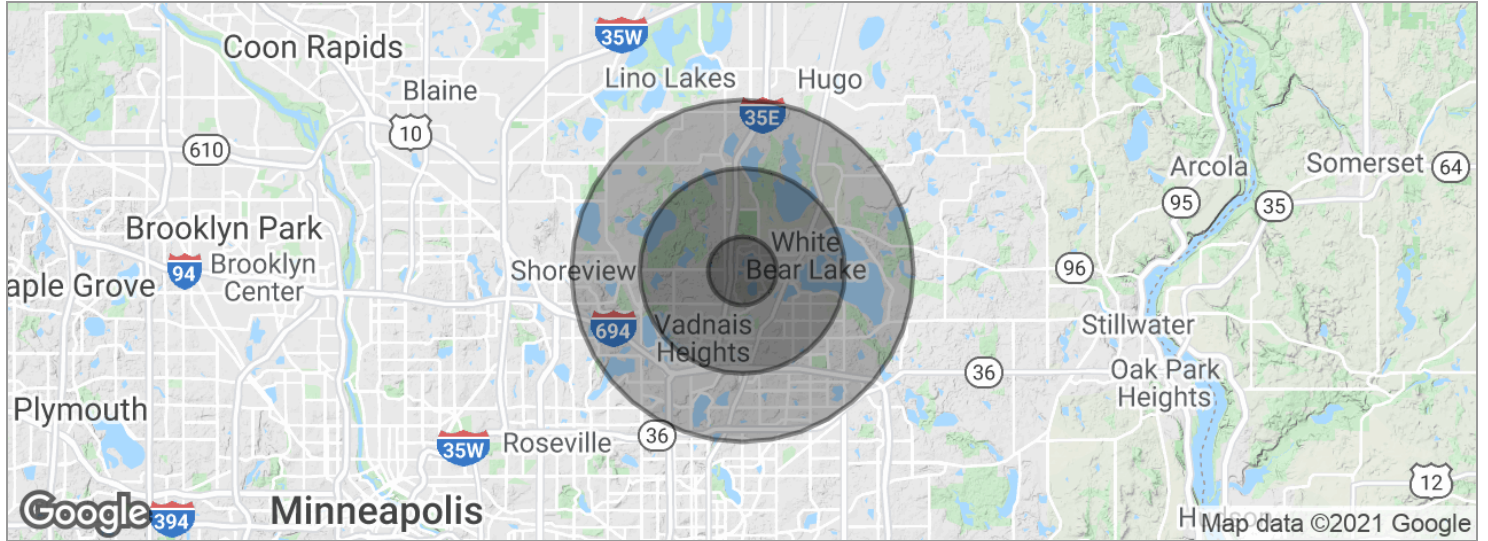
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,534	41,911	107,899
Median age	39.0	41.2	41.2
Median age (male)	35.0	38.0	39.0
Median age (Female)	42.0	43.7	43.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,396	17,460	44,310
# of persons per HH	2.3	2.4	2.4
Average HH income	\$77,445	\$87,514	\$88,272
Average house value	\$294,029	\$313,603	\$318,167

*\* Demographic data derived from 2010 US Census*

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