

NORTHWAY COURT CENTER

1501 Northway Drive, Saint Cloud, MN 56303



OFFERING SUMMARY

AVAILABLE SF:	983 - 7,050 SF
LEASE RATE:	Negotiable
LOT SIZE:	1.93 Acres
BUILDING SIZE:	21,178 SF
ZONING:	PUD-2; C-2
TRAFFIC COUNTS:	12,000-Northway Dr 6,000-15th St N

PROPERTY OVERVIEW

Northway Court Center, at Northway Dr and 15th St N, offers highly visible signage and is close to St. Cloud Technical and Community College, North Jr. High School, YMCA, Whitney Sports Complex, and St. Cloud Hospital Campus.

Benefit from the consistent foot traffic with co-tenants Speedway and Subway. This mixed-use center has a common area courtyard, ample off-street parking for visitors and staff, office and retail space to accommodate your needs.

Suite 1501 - 2nd gen restaurant/casual dining space w/vent hood & seating
Suite E - 2nd generation hair salon - can combine w/D and B
Suite D - office space - can combine w/E and B
Suites A-B-C can be combined for contiguous 7,050 SF
Suites B-D-E can be combined for contiguous 4,151 SF

PROPERTY HIGHLIGHTS

- Highly Visible Signage
- Vibrant Tenant Mix
- One (1) Drive-in Door with Storage/Warehouse Area
- Common Area Courtyard
- New Ownership/Management
- Tax/CAM \$6.23 psf (2021)
- Over 12,600 VPD Along Northway Dr. and 6,000 VPD Along 15th St. N.

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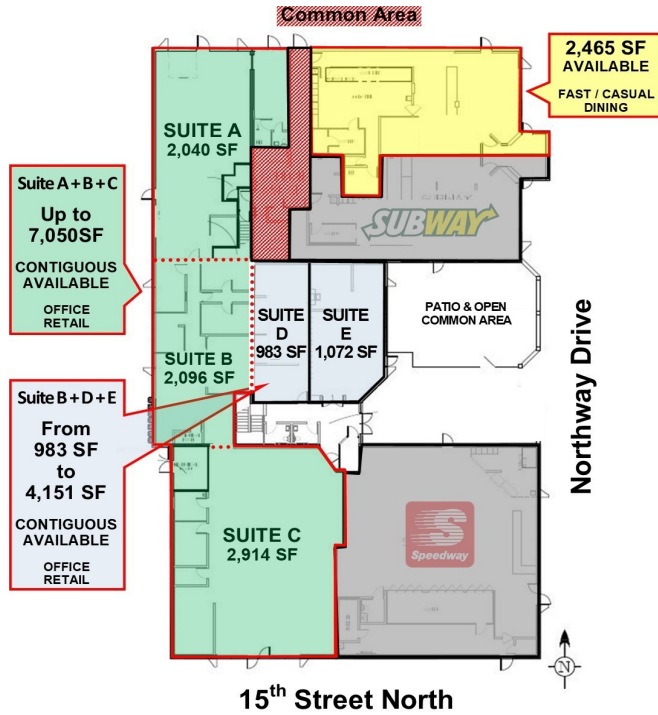
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RETAIL/OFFICE FOR LEASE

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1501	2,465 SF	Net	Negotiable	Quick/Fast Casual Dining
1501 A-B-C	7,050 SF	Net	Negotiable	Retail / Office
1501 - D	983 - 4,151 SF	Net	Negotiable	Can combine w/B and E
1501 - E	1,072 - 4,151 SF	Net	Negotiable	Can combine w/B and D

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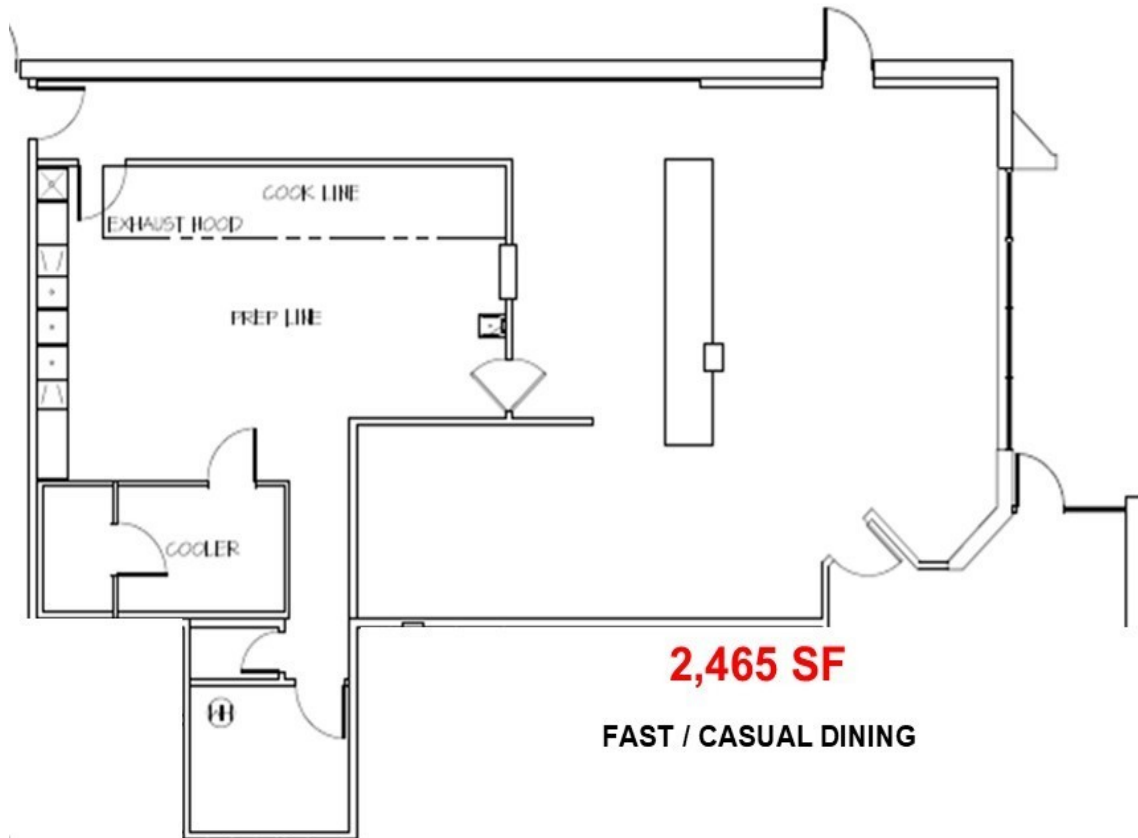
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RETAIL/OFFICE FOR LEASE

SUITE 1501

2nd Generation Quick Food W/Vent Hood



SUITE 1501: 2nd Generation Restaurant Space w/Vent Hood

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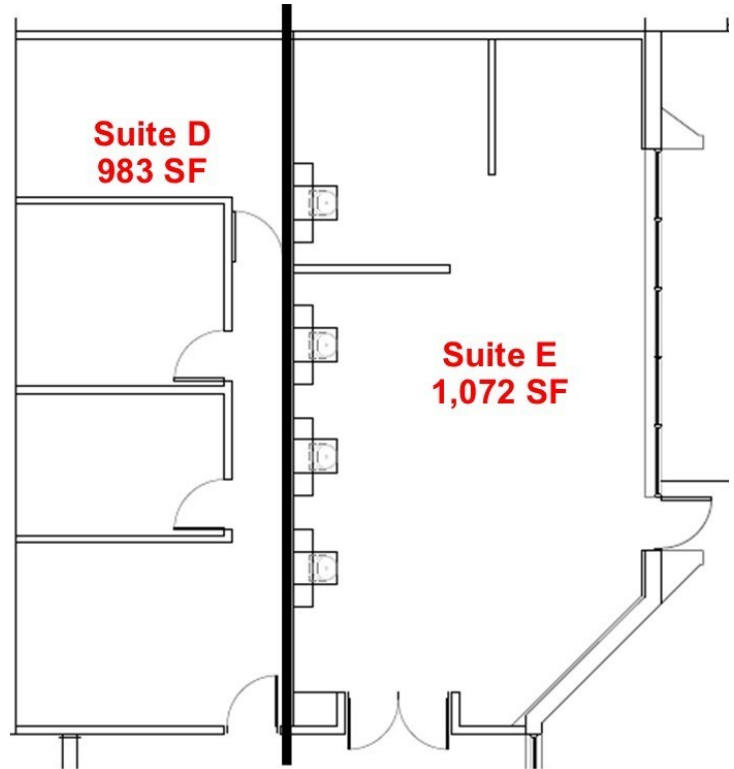
SUITE A-B-C & D-E CONFIGURATIONS

Suites A - B - C - D - E | Multiple Configurations Available



**Up to 7,050 SF
CONTIGUOUS AVAILABLE**

OFFICE / RETAIL



**SUITE E
2ND GENERATION SALON**

**SUITE D
OFFICE**

**SUITES CAN BE COMINBED
WITH SUITE B FOR
CONTIGUOUS 4,151 SF**

1501 A-B-C Northway Drive

1501 D-E Northway Drive

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,432	61,878	113,418
Average age	41.2	32.5	32.2
Average age (Male)	38.6	31.4	31.2
Average age (Female)	43.9	33.7	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,092	24,885	45,288
# of persons per HH	2.1	2.5	2.5
Average HH income	\$60,897	\$56,427	\$57,932
Average house value	\$200,451	\$177,135	\$181,497

** Demographic data derived from 2010 US Census*



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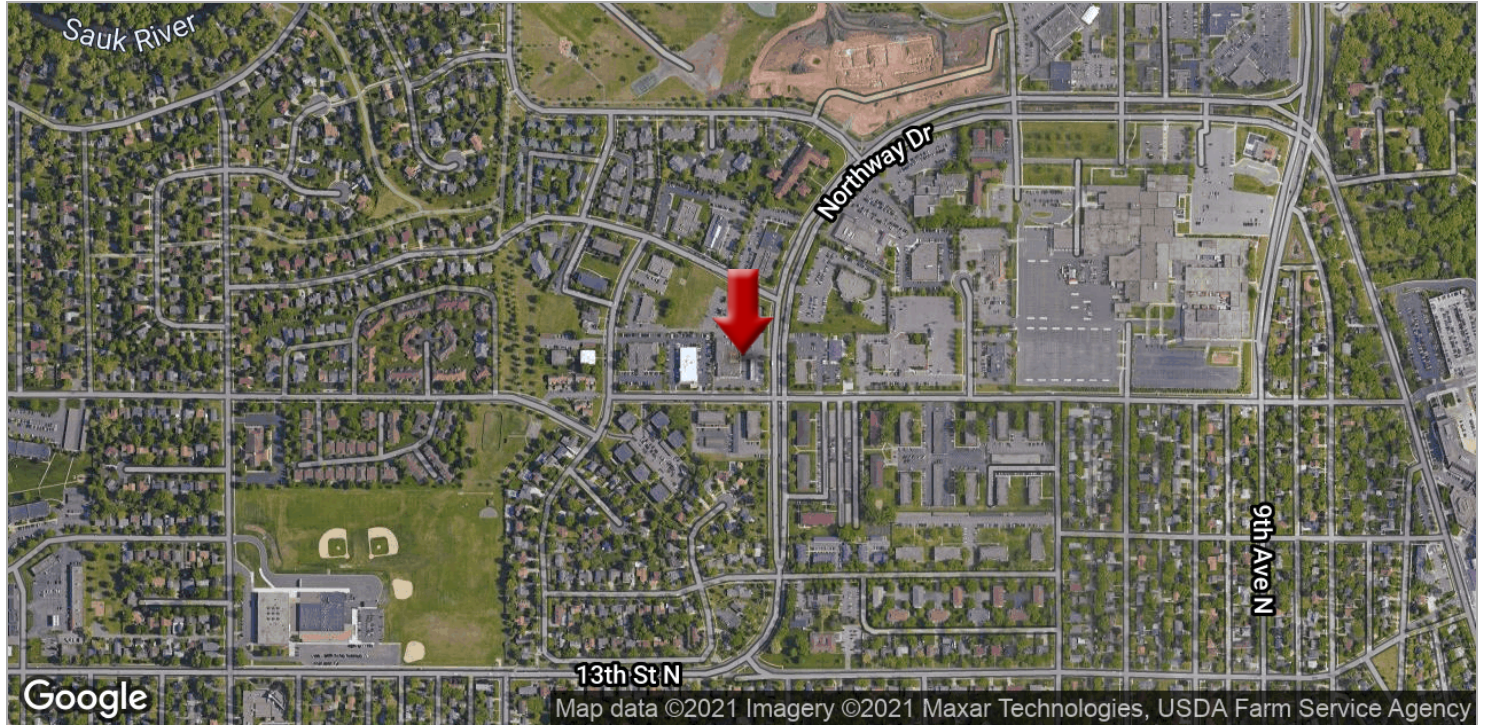
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