



**Granite City**  
REAL ESTATE

**Crest View Village Retail/Office**  
3031 - 3043 Roosevelt RD | St. Cloud, MN 56301

**FOR LEASE | \$12.50 PSF NNN**



## New Construction Mixed Use Property

This is an opportunity to locate your business on the highly traveled Roosevelt Road corridor. Average daily traffic on Roosevelt Road is 18,000 vehicles. Crestview Village consists of 96 newly constructed deluxe apartment units and approximately 5,400 square feet of retail or office space facing Roosevelt Road.

Individual suites range from 1,265 SF to 1,475 SF and can be combined for a maximum rentable of approximately 5,412 SF. Each bay has its own restroom and there is a common hallway at the rear of each bay to access the restrooms and mechanical areas.

Pricing includes a vanilla shell finish with electrical distribution around the perimeter and split HVAC system. Landlord to provide \$25 per square foot tenant improvement allowance to assist in finishing the ceiling, HVAC, distribution, lighting and floor coverings.

Operating expenses are expected to be approximately five dollars per square foot after taxes have stabilized.



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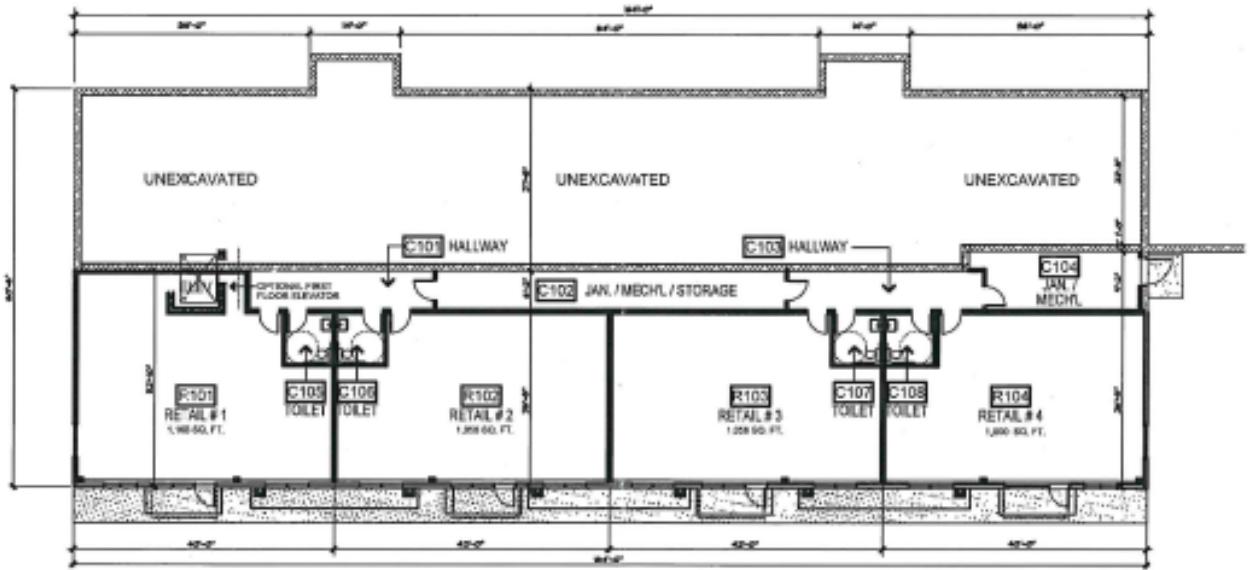
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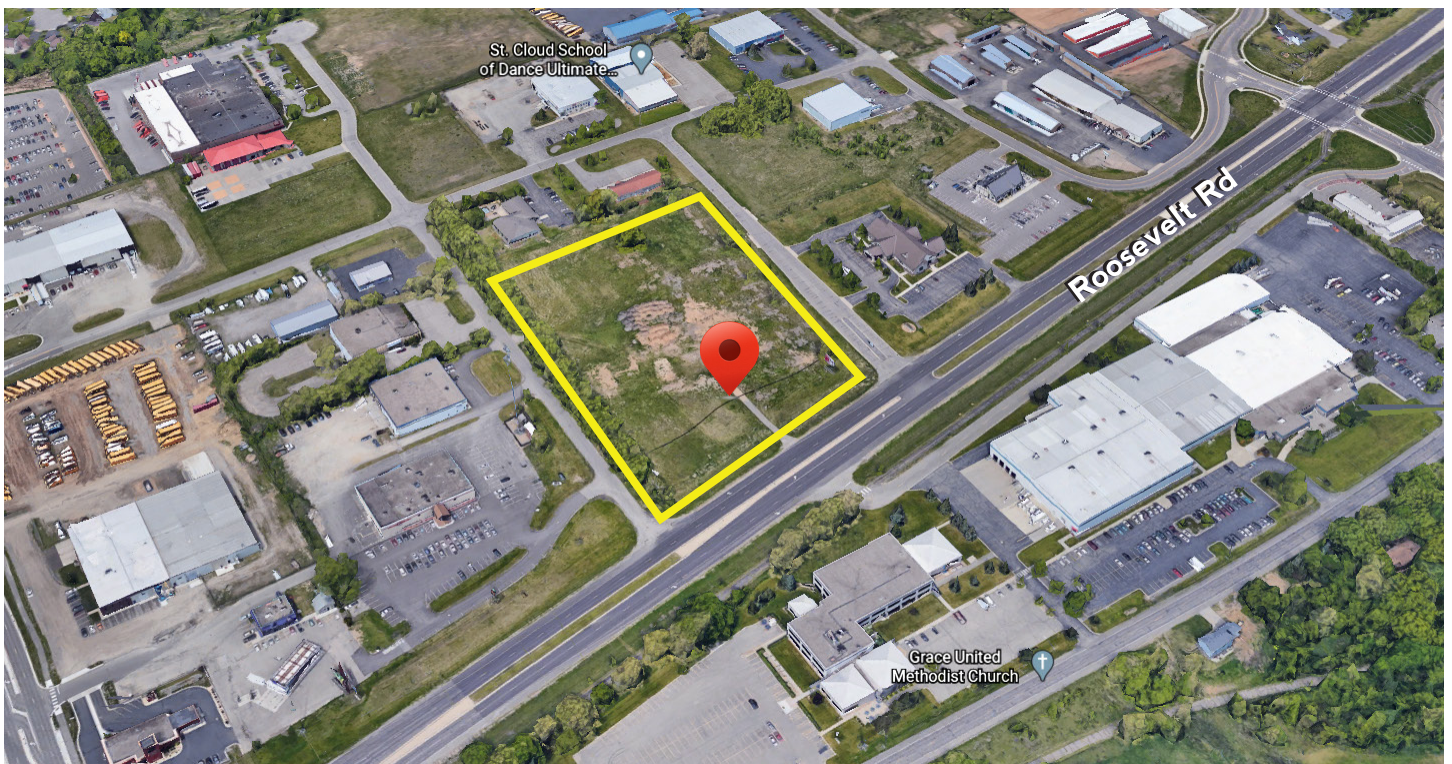
This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.



# Floor Plan, Demographics & Aerial



| DEMOGRAPHICS          | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| Population:           | 2,196    | 16,903   | 49,118   |
| Households:           | 3,233    | 10,003   | 24,862   |
| Avg Household Income: | \$79,508 | \$62,243 | \$48,803 |



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