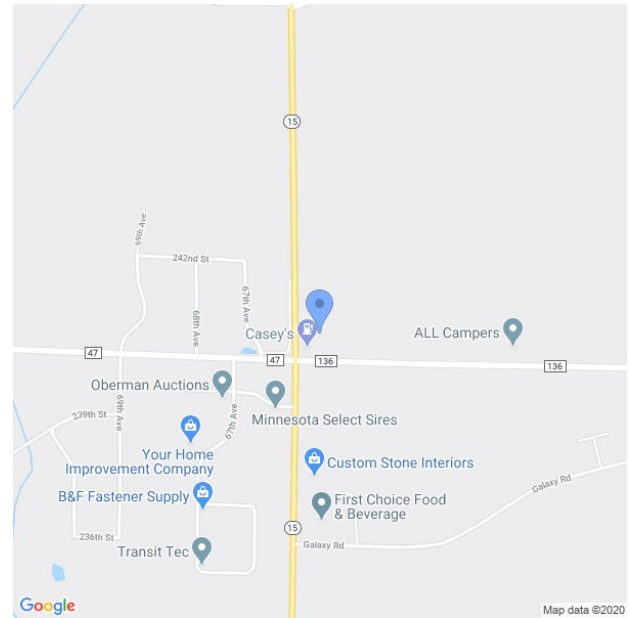


Delux Retail Center



24086 STATE HWY 15, SAINT CLOUD, MINNESOTA 56301

COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$NEGOTIABLE**
ZONING **B3, GENERAL BUSINESS DISTRICT**
BLDG TYPE **MULTI-TENANT**
YEAR BUILT **2007**
STORIES **1**
VACANCY **63%**

GROSS BLDG **15,360 SQFT**
TOTAL AVAIL **8,366 SQFT**
AVAIL **3,944 TO 0 SQFT**
RBA **15,078 SQFT**
LAND AREA **2.25 ACRES**
AVAIL PARKING **7/1000SQFT**

- Tenant Improvement Package Available
- End-Cap w/Drive-Thru Available
- Building and Pylon Signage
- Ample Parking
- Total 2020 Tax/CAM \$3.19 PSF
- Under New Ownership

Multi-tenant established retail center along highly traveled Hwy 15 just south of I-94 in St. Cloud, Minnesota. Healthy traffic count of 10,400+ vehicles per day along Hwy 15 and 3,000+ along County Road 47/136. Great signage opportunity with valuable exposure. End-cap space ideal for quick food service as it has a drive-thru. Two in-line spaces with build-to-suit options...



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