

**FOR LEASE**  
1,360 - 20,000 SF Available



**FEATURES:**

- Mall is recently under NEW OWNERSHIP!
- Located in the heart of St. Michael off HWY 241.
- Exciting exterior improvements scheduled for early 2023.
- 1,360 - 20,000 SF of retail/office space available.
- Current tenants include: USPS, Subway, World Taekwondo Academy, Pizza Hut, H&R Block, Just of Kicks, St. Michael Boutique and Total Control Driving

Lease Rate  
**Negotiable**



**AVAILABILITY:**

- ▲ Unit A - 9,085 SF
- ▲ Unit B - 4,410 SF
- ▲ Unit D2 - 2,497 SF
- ▲ Unit H - 1,700 SF
- ▲ Unit L - 6,800 SF
- ▲ Unit FGJ - 5,982 SF
- ▲ Unit O - 1,500 SF (OFFICE)

*Additional space configurations available*

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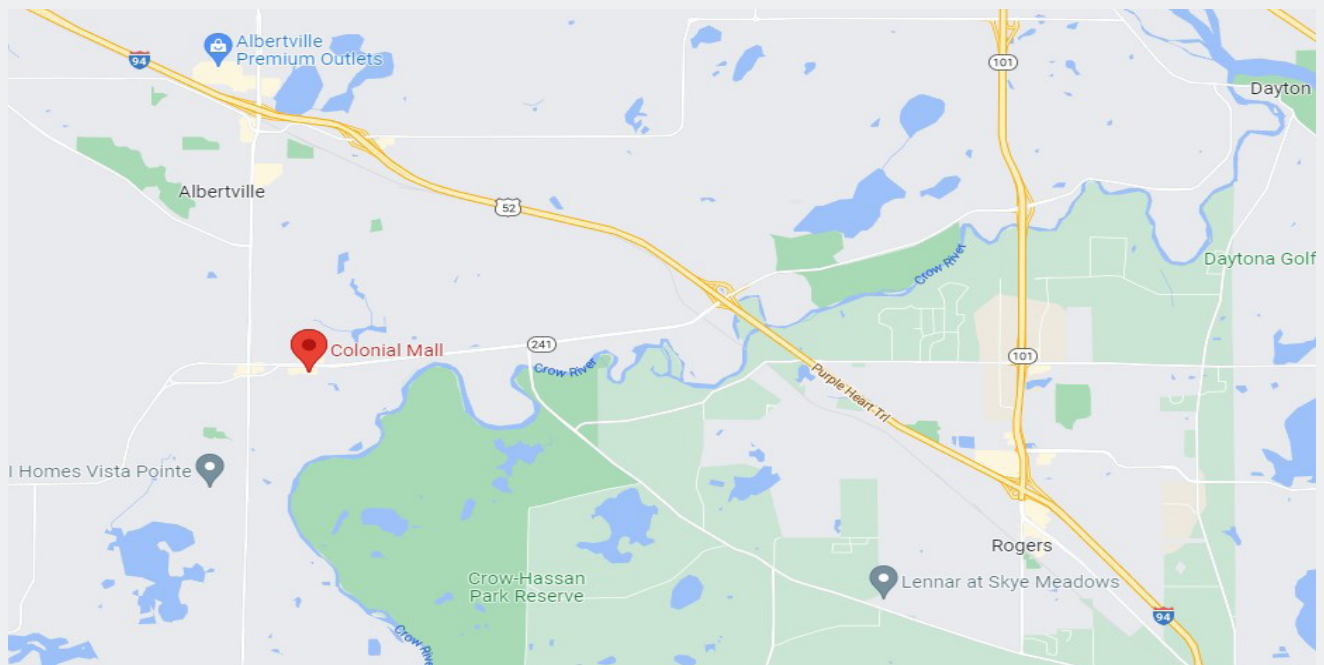
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[www.arrowcos.com](http://www.arrowcos.com)



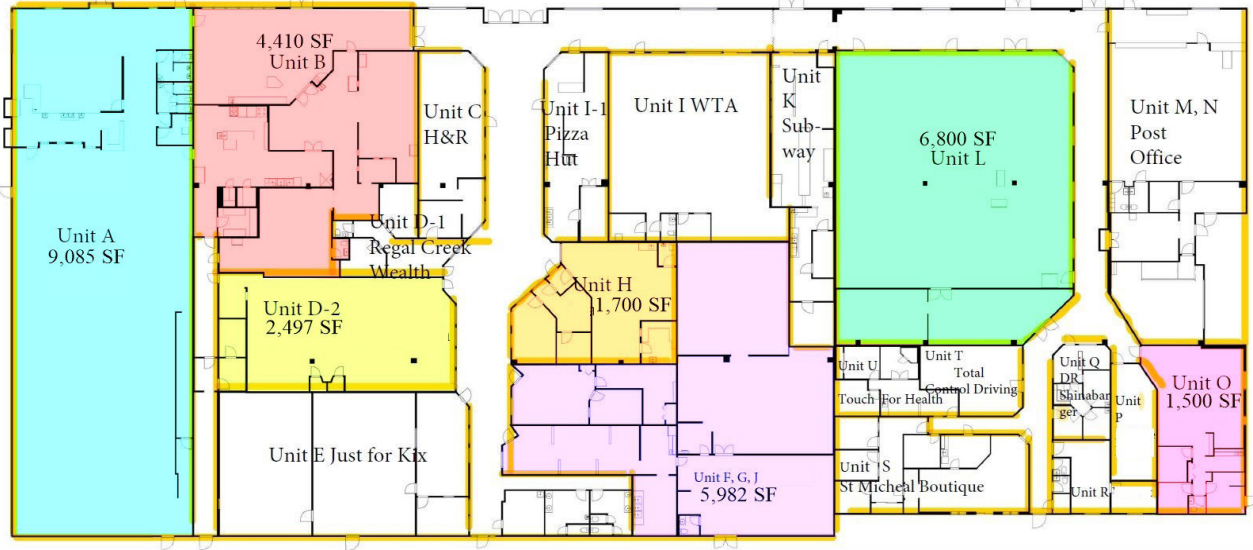
**AERIAL & MAP**

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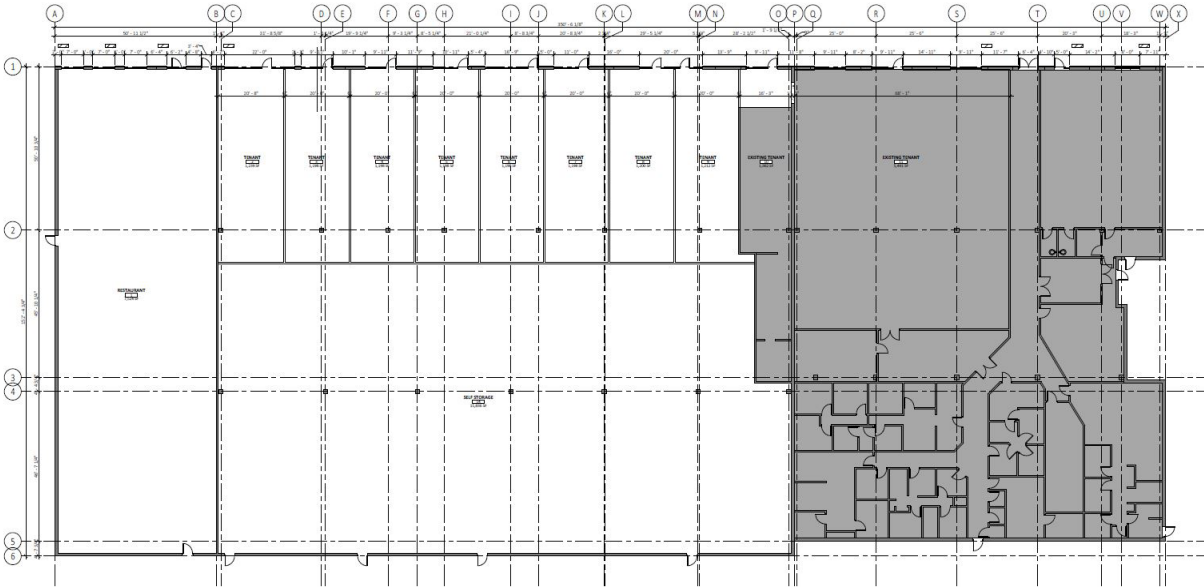
**CURRENT SITE PLAN**

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**POTENTIAL  
SITE PLAN REMODEL**

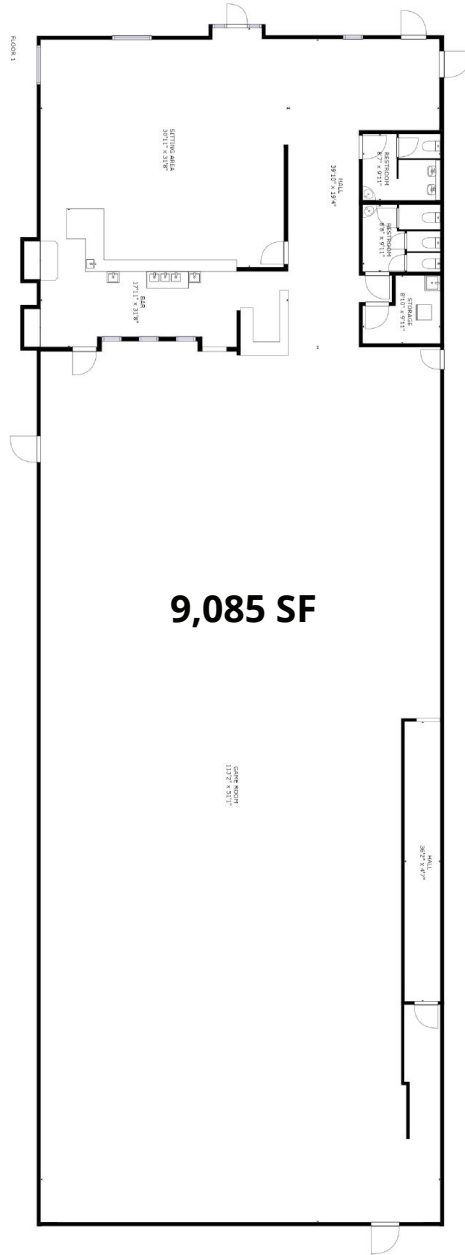
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**20' x 68' Bays with store fronts**

**FLOOR PLAN**

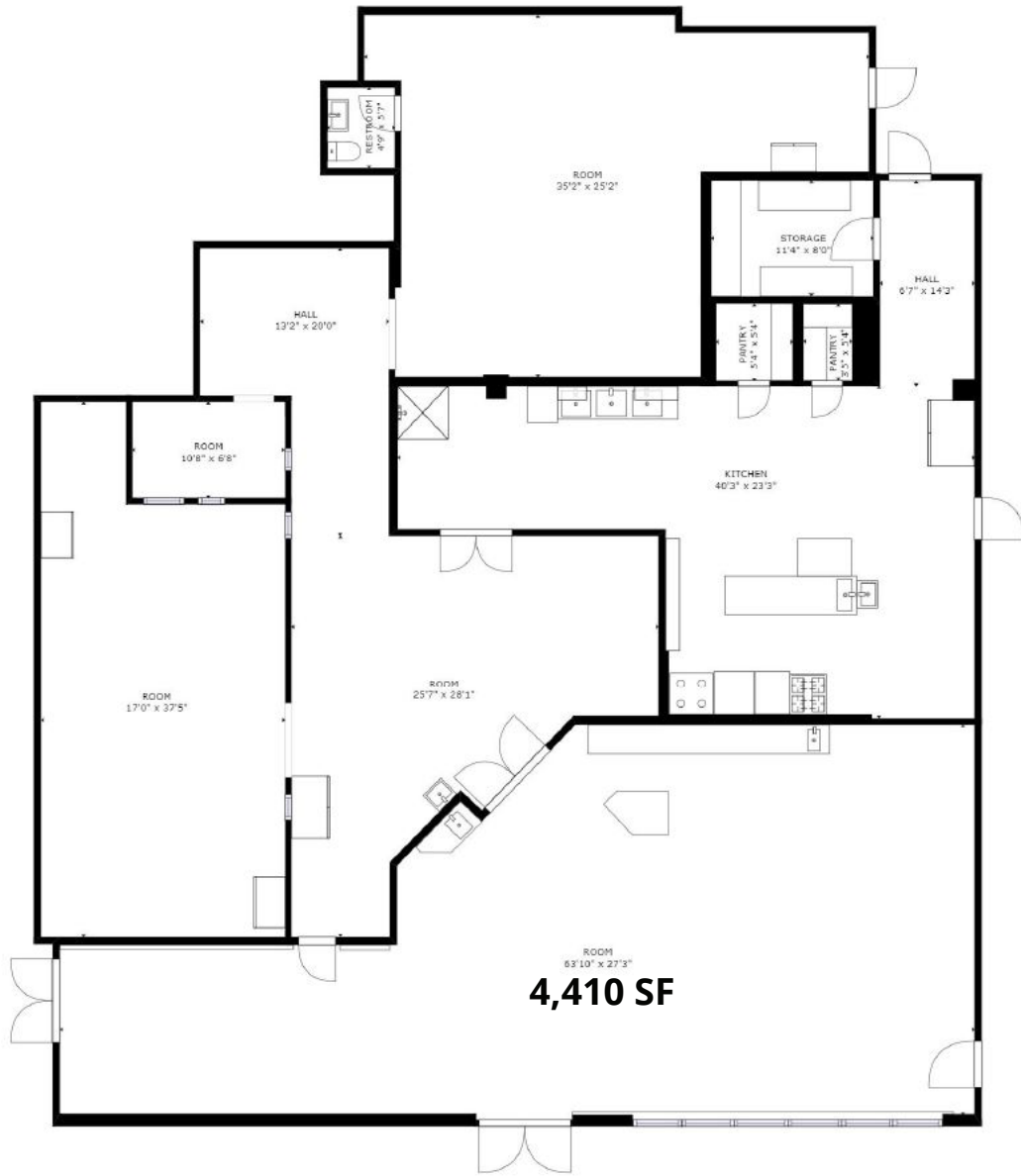
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**UNIT A**

**FLOOR PLAN**

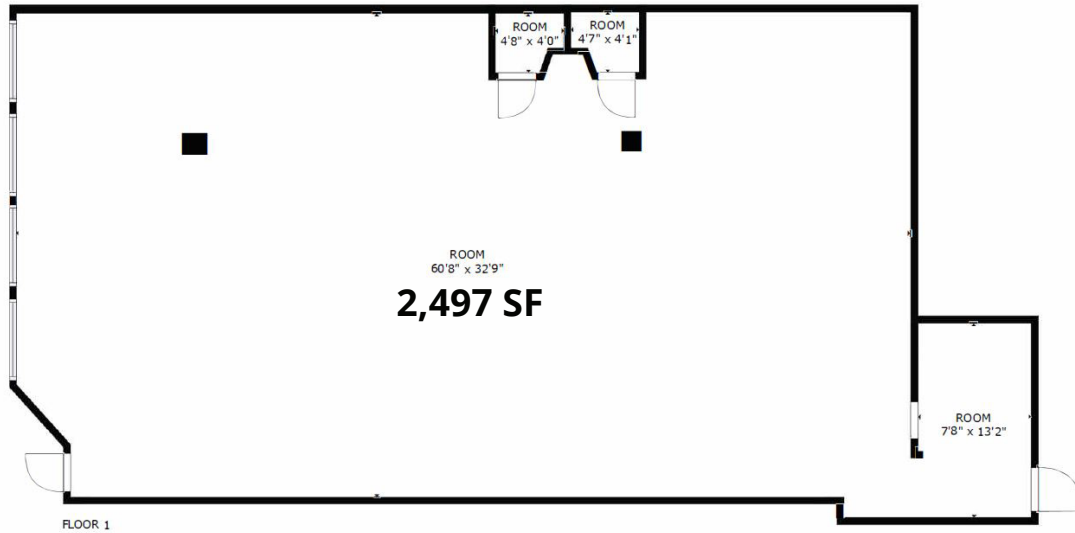
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**UNIT B**

**FLOOR PLAN**

**FOR LEASE**  
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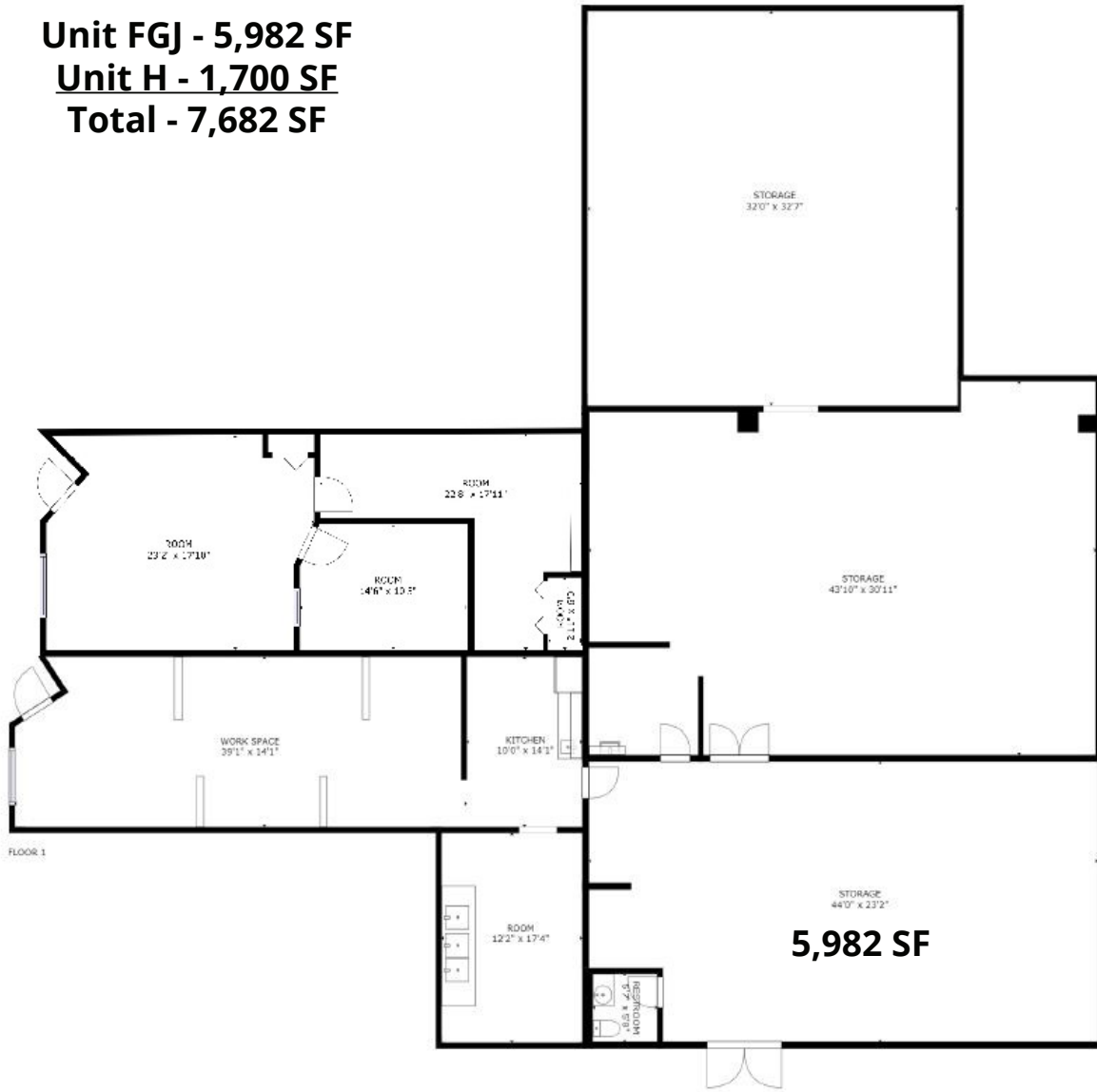


**UNIT D2**

**FLOOR PLAN**

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**Unit FGJ - 5,982 SF**  
**Unit H - 1,700 SF**  
**Total - 7,682 SF**



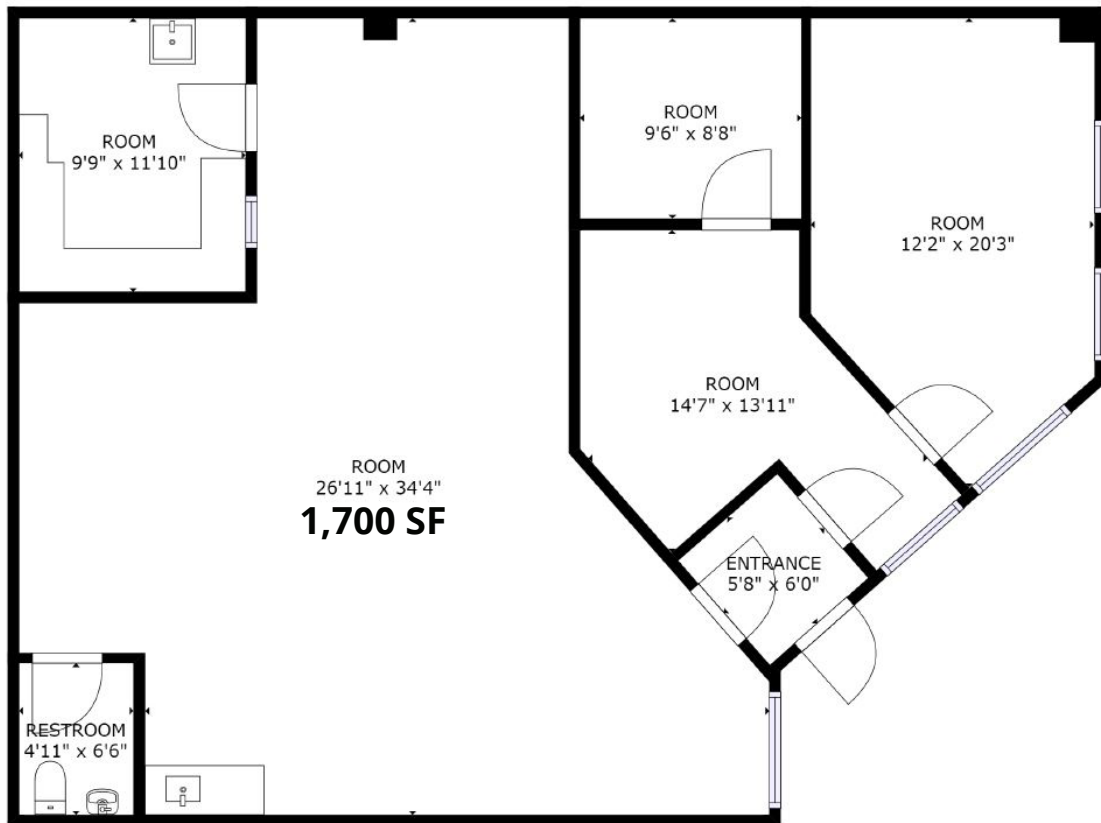
**UNIT FGJ**



**FLOOR PLAN**

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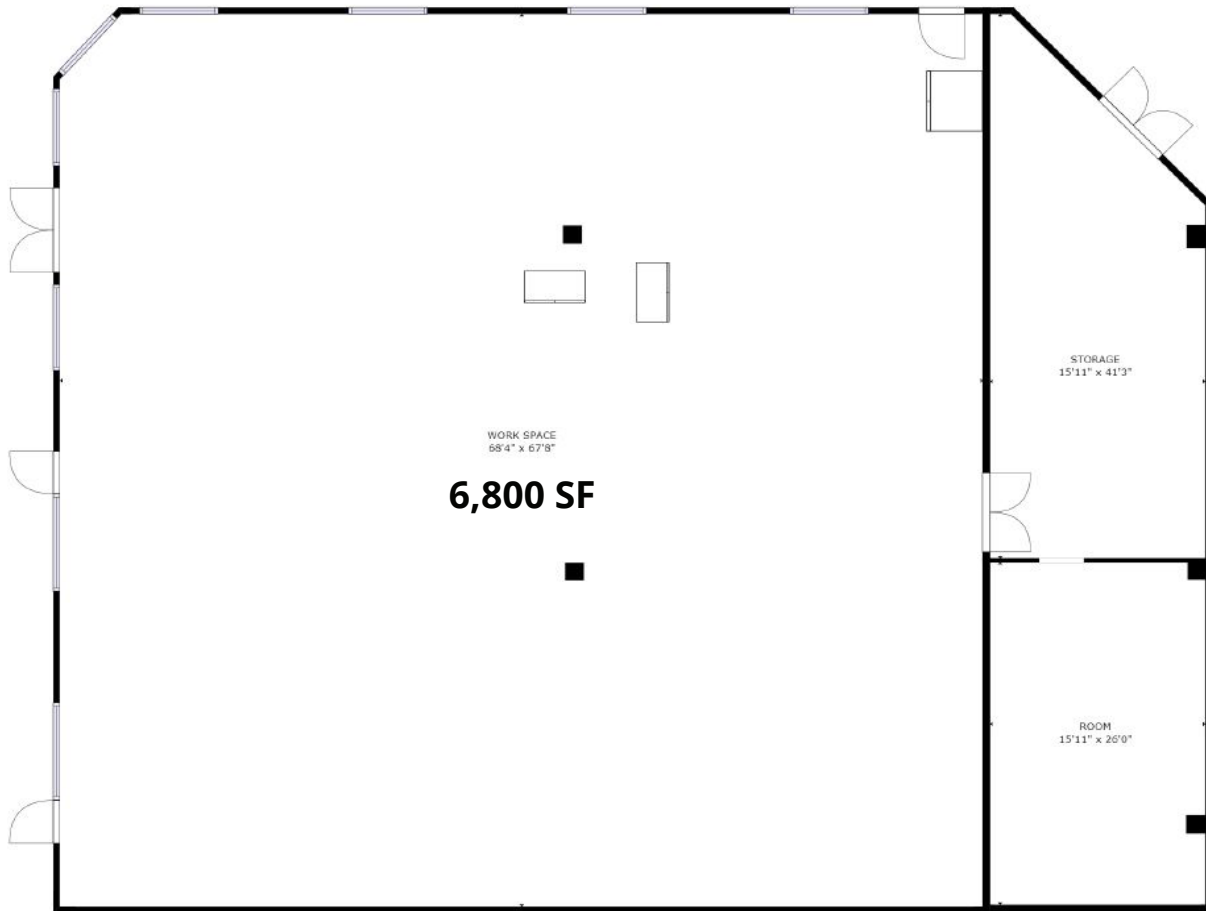
**Unit FGJ - 5,982 SF**  
**Unit H - 1,700 SF**  
**Total - 7,682 SF**



**UNIT H**

**FLOOR PLAN**

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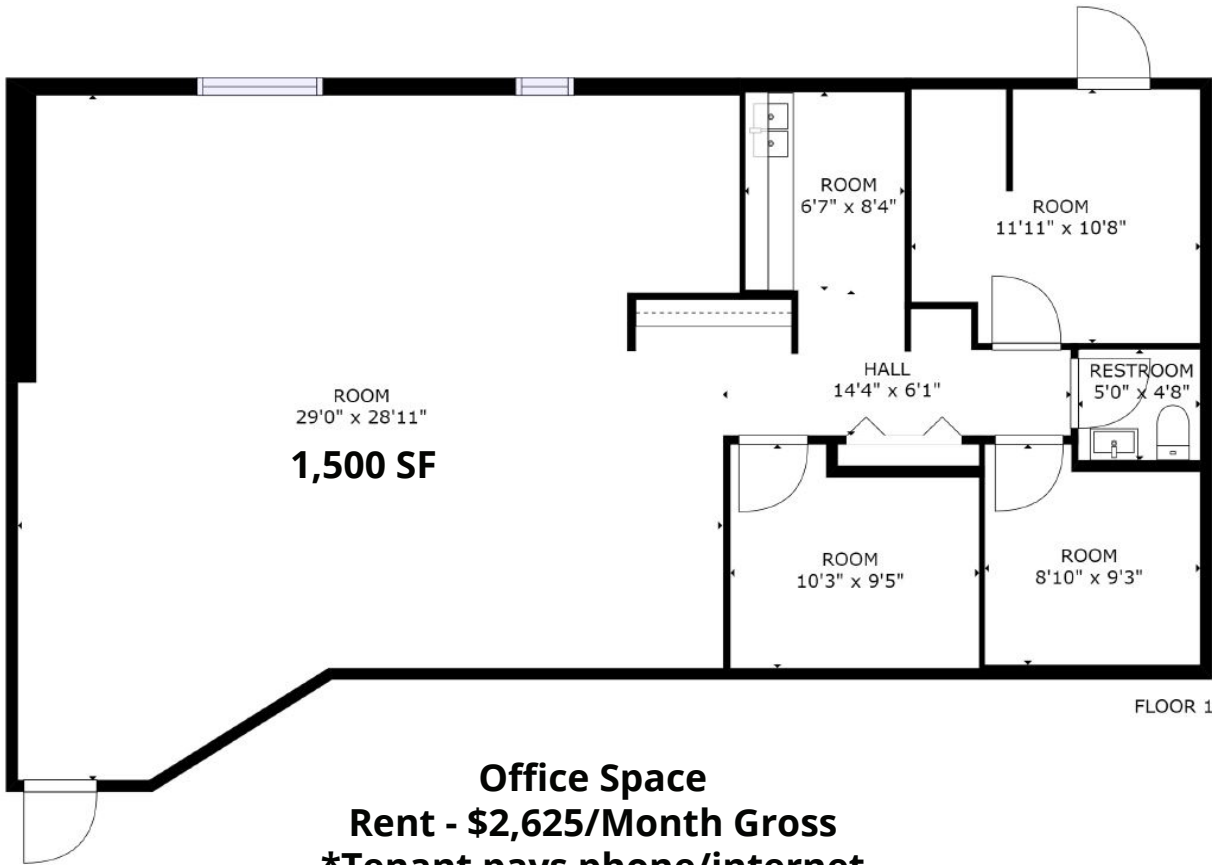


FLOOR 1

**UNIT L**

**FLOOR PLAN**

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**UNIT O**

**FUTURE EXTERIOR  
RENDERINGS**

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**DEMOGRAPHICS**

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**Demographic Summary Report**

| <b>Colonial Mall</b>                           |                              |               |   |  |  |
|--|------------------------------|---------------|---|--|--|
| 403-405 Central Ave E, Saint Michael, MN 55376 |                              |               |   |  |  |
| Building Type: <b>General Retail</b>           | Total Available: <b>0 SF</b> |               |  |  |  |
| Secondary: <b>Freestanding</b>                 | % Leased: <b>100%</b>        |               |   |  |  |
| GLA: <b>52,462 SF</b>                          | Rent/SF/Yr: <b>-</b>         |               |   |  |  |
| Year Built: <b>1978</b>                        |                              |               |   |  |  |
| Radius   | 1 Mile                       | 3 Mile        | 5 Mile  |  |  |
| <b>Population</b>                              |                              |               |   |  |  |
| 2027 Projection                                | 6,577                        | 29,698        | 50,400  |  |  |
| 2022 Estimate                                  | 5,972                        | 27,020        | 45,976  |  |  |
| 2010 Census                                    | 5,018                        | 23,007        | 37,291  |  |  |
| Growth 2022 - 2027                             | 10.13%                       | 9.91%         | 9.62%   |  |  |
| Growth 2010 - 2022                             | 19.01%                       | 17.44%        | 23.29%  |  |  |
| <b>2022 Population by Hispanic Origin</b>      | 150                          | 802           | 1,262   |  |  |
| <b>2022 Population</b>                         | 5,972                        | 27,020        | 45,976  |  |  |
| White  | 5,575 93.35%                 | 24,466 90.55% | 41,809 90.94%   |  |  |
| Black  | 130 2.18%                    | 973 3.60%     | 1,539 3.35%   |  |  |
| Am. Indian & Alaskan                           | 35 0.59%                     | 113 0.42%     | 182 0.40%   |  |  |
| Asian  | 102 1.71%                    | 828 3.06%     | 1,358 2.95%   |  |  |
| Hawaiian & Pacific Island                      | 5 0.08%                      | 17 0.06%      | 24 0.05%  |  |  |
| Other  | 125 2.09%                    | 623 2.31%     | 1,063 2.31%   |  |  |
| U.S. Armed Forces                              | 0                            | 2             | 8   |  |  |
| <b>Households</b>                              |                              |               |   |  |  |
| 2027 Projection                                | 2,228                        | 9,870         | 17,022  |  |  |
| 2022 Estimate                                  | 2,017                        | 8,957         | 15,481  |  |  |
| 2010 Census                                    | 1,660                        | 7,511         | 12,272  |  |  |
| Growth 2022 - 2027                             | 10.46%                       | 10.19%        | 9.95%   |  |  |
| Growth 2010 - 2022                             | 21.51%                       | 19.25%        | 26.15%  |  |  |
| Owner Occupied                                 | 1,717 85.13%                 | 7,821 87.32%  | 13,634 88.07%   |  |  |
| Renter Occupied                                | 300 14.87%                   | 1,136 12.68%  | 1,846 11.92%  |  |  |
| <b>2022 Households by HH Income</b>            | 2,017                        | 8,959         | 15,479  |  |  |
| Income: <\$25,000                              | 154 7.64%                    | 440 4.91%     | 768 4.96%   |  |  |
| Income: \$25,000 - \$50,000                    | 194 9.62%                    | 1,010 11.27%  | 1,397 9.03%   |  |  |
| Income: \$50,000 - \$75,000                    | 202 10.01%                   | 1,090 12.17%  | 1,718 11.10%  |  |  |
| Income: \$75,000 - \$100,000                   | 342 16.96%                   | 1,165 13.00%  | 2,094 13.53%  |  |  |
| Income: \$100,000 - \$125,000                  | 224 11.11%                   | 1,376 15.36%  | 2,227 14.39%  |  |  |
| Income: \$125,000 - \$150,000                  | 571 28.31%                   | 1,754 19.58%  | 2,740 17.70%  |  |  |
| Income: \$150,000 - \$200,000                  | 285 14.13%                   | 1,522 16.99%  | 3,070 19.83%  |  |  |
| Income: \$200,000+                             | 45 2.23%                     | 602 6.72%     | 1,465 9.46%   |  |  |
| <b>2022 Avg Household Income</b>               | \$108,494                    | \$118,978     | \$127,600   |  |  |
| <b>2022 Med Household Income</b>               | \$113,002                    | \$114,071     | \$119,785   |  |  |

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**TRAFFIC COUNTS**

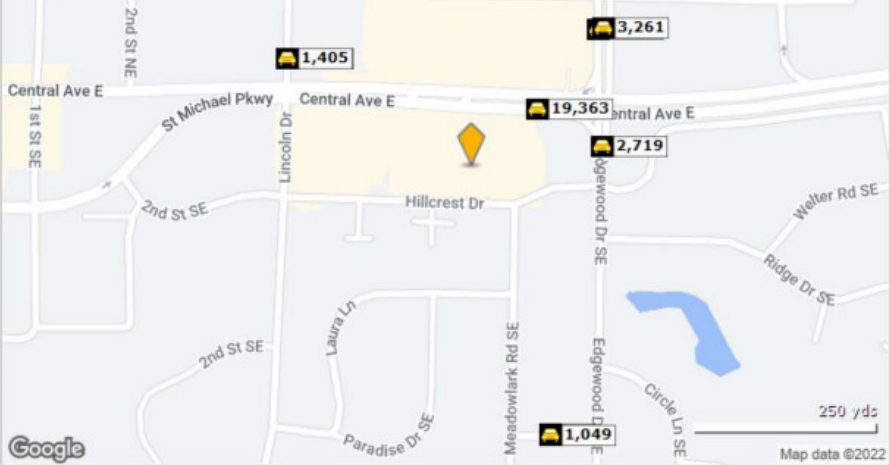
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**Traffic Count Report**

**Colonial Mall**  
403-405 Central Ave E, Saint Michael, MN 55376

Building Type: **General Retail**  
Secondary: **Freestanding**  
GLA: **52,462 SF**  
Year Built: **1978**  
Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: -





| Street                | Cross Street     | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Central Avenue East | Edgewood Dr SE   | 0.05 E         | 2022       | 18,764           | MPSI        | .07                     |
| 2 Central Avenue East | Edgewood Dr SE   | 0.05 E         | 2020       | 19,363           | MPSI        | .07                     |
| 3 Edgewood Dr SE      | Hillcrest Dr SE  | 0.03 S         | 2020       | 2,910            | MPSI        | .11                     |
| 4 Edgewood Dr SE      | Hillcrest Dr SE  | 0.03 S         | 2022       | 2,719            | MPSI        | .11                     |
| 5 Edgewood Dr NE      | Ash Ave NE       | 0.03 N         | 2022       | 3,047            | MPSI        | .15                     |
| 6 Edgewood Dr NE      | Ash Ave NE       | 0.03 N         | 2020       | 3,261            | MPSI        | .15                     |
| 7 Lincoln Dr          | Central Ave E    | 0.03 S         | 2022       | 1,282            | MPSI        | .17                     |
| 8 Lincoln Dr          | Central Ave E    | 0.03 S         | 2020       | 1,405            | MPSI        | .17                     |
| 9 Paradise Dr SE      | Meadowlark Rd SE | 0.03 W         | 2022       | 971              | MPSI        | .22                     |
| 10 Paradise Dr SE     | Meadowlark Rd SE | 0.03 W         | 2020       | 1,049            | MPSI        | .22                     |

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