



NEW MAPLEWOOD OPPORTUNITY GROUND LEASE OR B-T-S

1955 County Road D East MAPLEWOOD, MN

FEATURES:

- 694 and White Bear off main exit with pylon sign to freeway
- Ground Lease or B-T S
- On Ring Road to Regional Mall
- Largest Hospital east of the Mississippi River
- Enormous amount of ancillary medical around site, daytime pops are very strong
- Approximately ¾ of an Acre (31,955 sf of land)
- Zoned business commercial



FOR MORE INFORMATION PLEASE CONTACT:

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EST. DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	5 MILES
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Business Population	9,547	22,757	37,640	78,360
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Residential Population	6,790	30,311	64,083	186,516
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TRAFFIC COUNTS

Interstate 694	81,000 VPD
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White Bear Ave	33,500 VPD
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County Rd D East	15,000 VPD
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