

FOR LEASE

# MEDICAL SPACE AVAILABLE

2301 CONNECTICUT AVE S | SARTELL, MN 56377



CONCEPTUAL RENDERING

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



INTERACTIVE  
LEASING BROCHURE



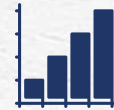
# PROPERTY OVERVIEW



**\$20 NNN**  
RATE



**±3,500 SF**  
SPACE 1 AVAILABLE



**±3,500 SF**  
SPACE 2 AVAILABLE



**±7,000 SF**  
TOTAL SPACE

**TWO SPACES AVAILABLE | MOVE IN READY SPACE | TOUR THE SPACE TODAY**

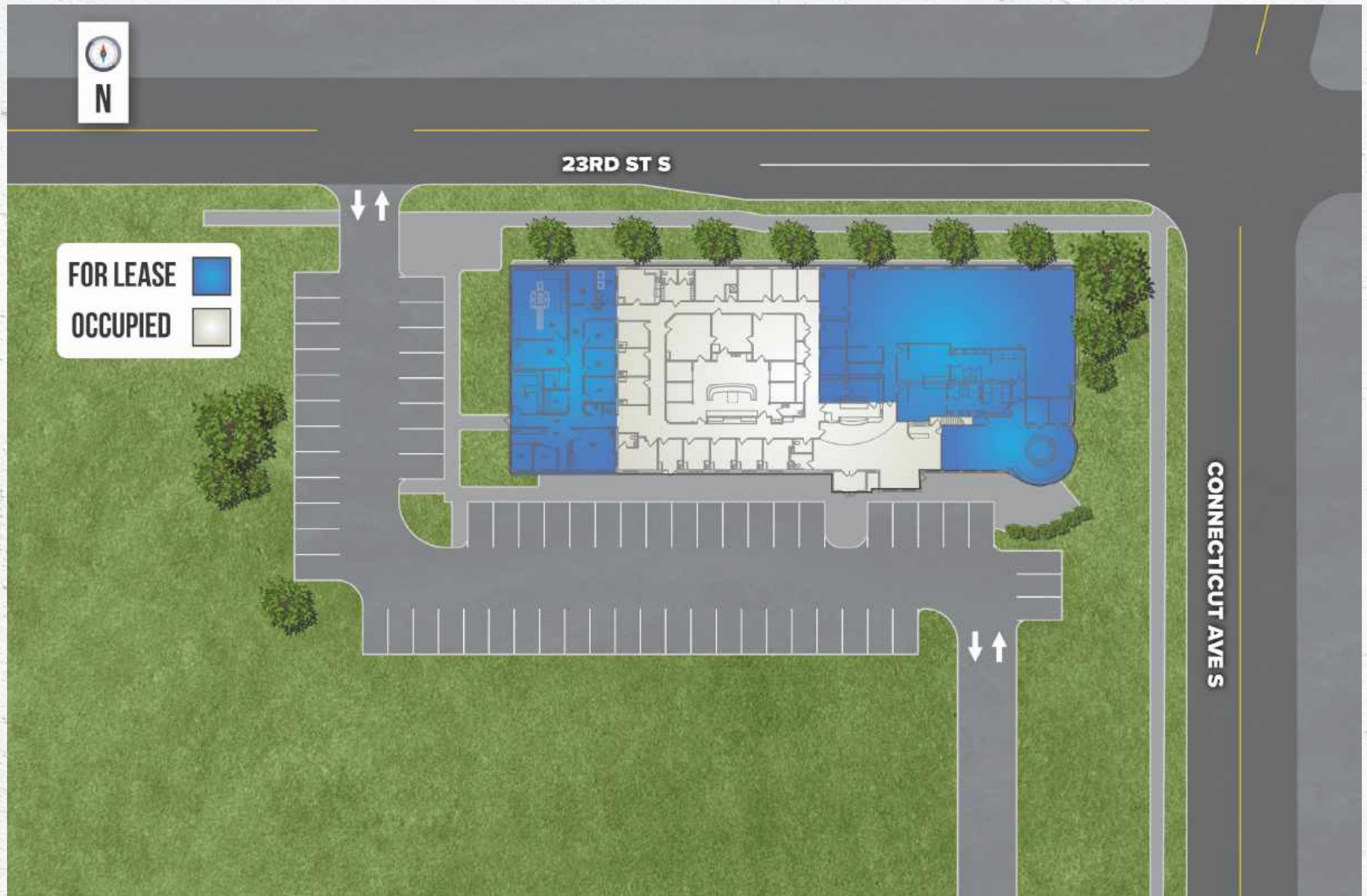
*LANDLORD IS OPEN TO LEASING UP TO 14,000 SF IN THE BUILDING*

## PROPERTY HIGHLIGHTS

- TURN KEY QUALITY MEDICAL SPACE
- AMPLE PARKING
- LOCATED NEAR CENTRACARE HEALTH PLAZA AND THE SAINT CLOUD VA MEDICAL CENTER
- MOVE IN READY
- CENTRALLY LOCATED IN A MEDICAL DENSE AREA



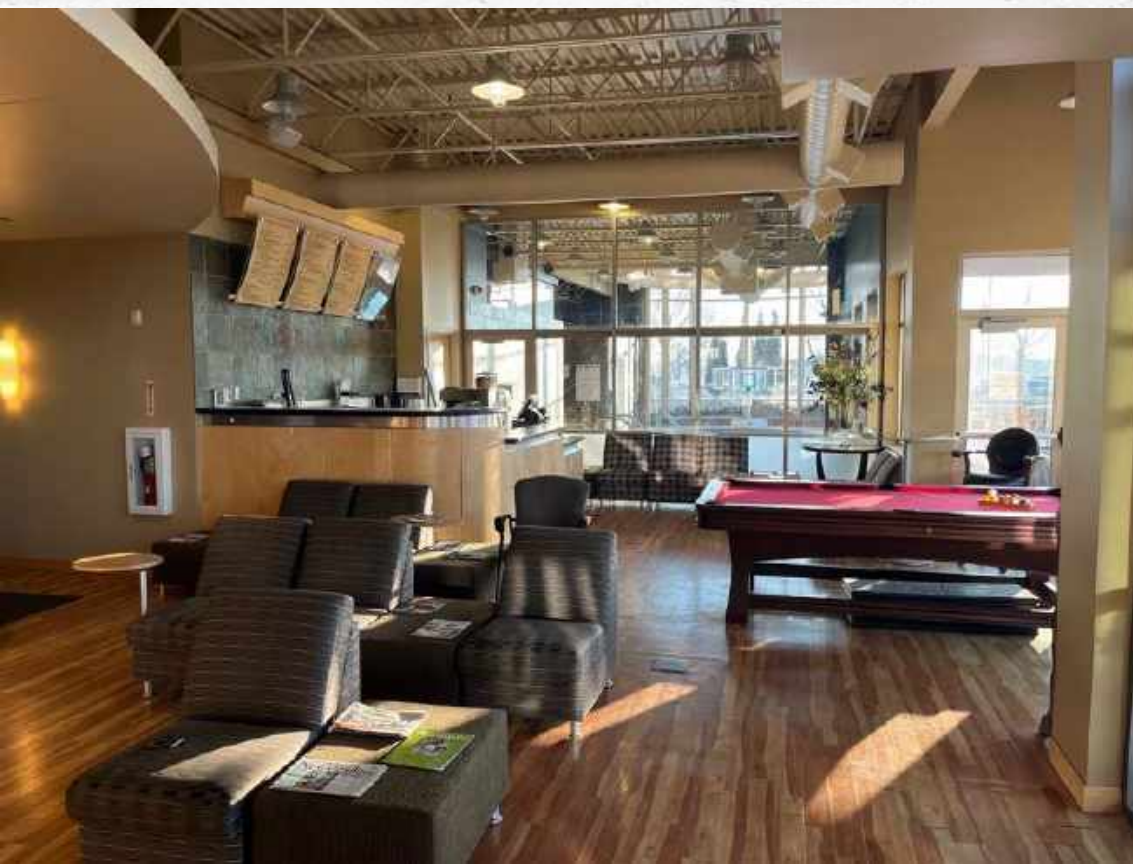
# SITE PLAN



















ST CLOUD ORTHOPEDICS

Westwood

ALDI

West Bank

Hardee's

Walmart

sam's club

NE

the vein center  
laser treatment & medspa



genOa  
healthcare

T Mobile

CENTRAL MINNESOTA  
ORTHODONTICS

Great Clips

15

± 27,500 VPD

HealthPartners  
Park Nicollet

The College of  
St. Scholastica

CentraCare

CentraCare

SUBJECT PROPERTY

CONNECTICUT AVE ± 19,000 VPD

23RD ST ± 19,000 VPD

NELSON  
PERSONAL INJURY, LLC





S

**Hennen's**  
FURNITURE



ST. CLOUD VA VETERANS HOSPITAL  
388 BEDS



CENTRACARE - ST. CLOUD HOSPITAL  
477 BEDS

**Perkins**

15

± 27,500 VPD

FM 120 ± 12,000 VPD

**CentraCare**

**NELSON**  
PERSONAL INJURY, LLC

**CentraCare**

**SUBJECT PROPERTY**

23RD ST ± 19,000 VPD

CONNECTICUT AVE ± 19,000 VPD



HealthPartners  
Park Nicollet



# AREA OVERVIEW

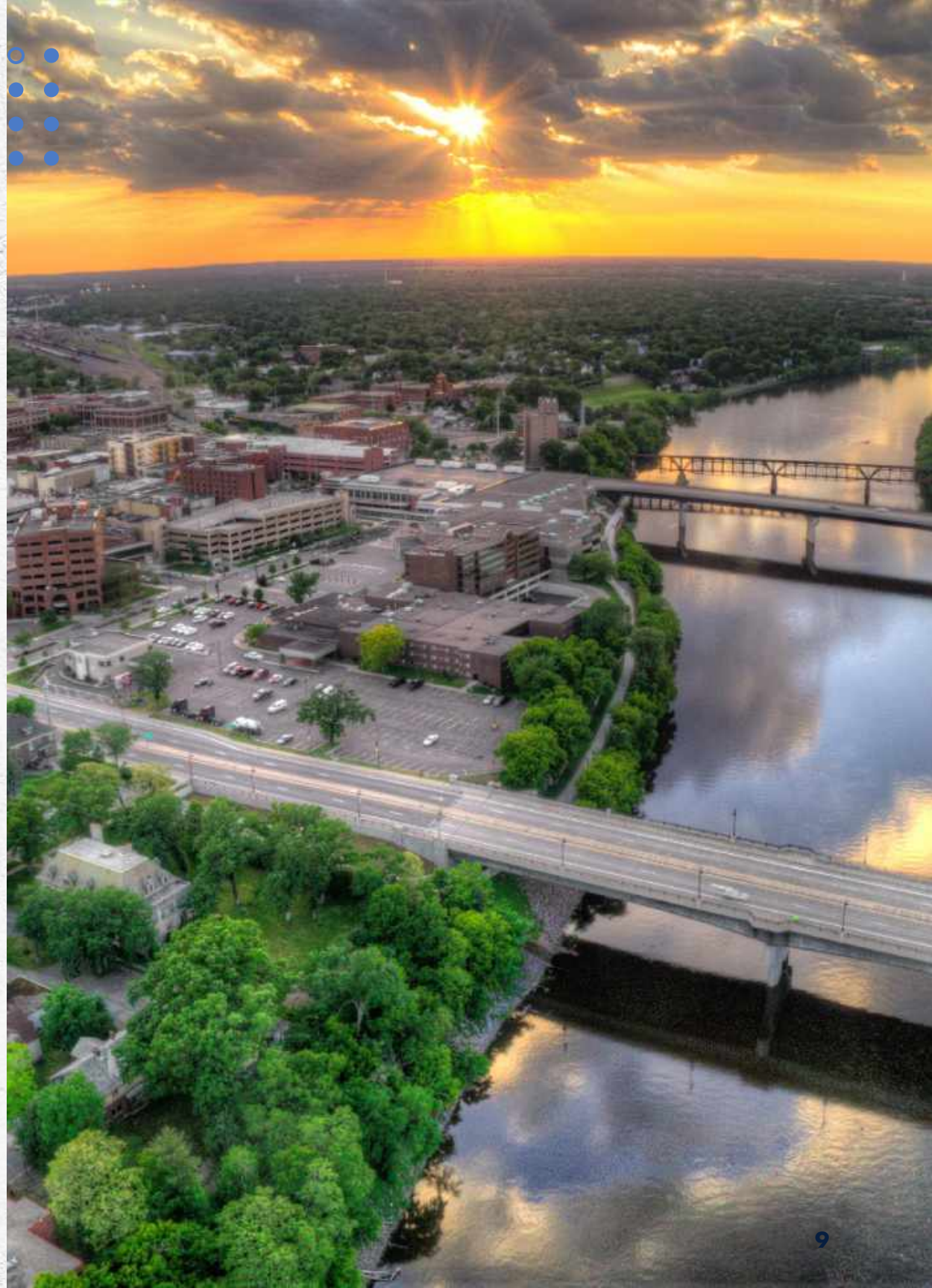
## SARTELL, MN

Located in the center of Minnesota, Sartell is a vibrant city that skillfully combines an atmosphere of community with modern amenities. Recognized for having a strong economy, Sartell has a varied industries in manufacturing, healthcare, and technology. The city's proximity to prestigious colleges provides opportunities for higher education and economic growth. Sartell's peaceful Mississippi River and picturesque splendor make it a popular travel destination for those looking for outdoor activities like hiking, water sports, and more.

Sartell's prime position in Stearns County and being a part of St. Cloud Metropolitan Statistical Area make it a great place to work, visit, and live. Sartell's conveniences are enhanced by the nearby towns of Sauk Rapids and St. Cloud, which come together to form a thriving regional center that has cultural, recreational, and educational significance.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	3,942	60,423	110,705
2023 Households	3,824	58,884	107,515
2020 Population	3,771	58,232	105,993
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Population Projection	1,781	25,589	44,480
2023 Households	1,711	24,826	43,018
2020 Population	1,675	24,468	42,296
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$85,899	\$80,457	\$83,284





# DISTANCE MAP

**SUBJECT PROPERTY**

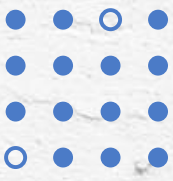


**ST CLOUD, MN**  
±4.9 MILES



**MINNEAPOLIS, MN**  
±75 MILES

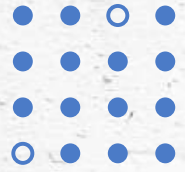




INTERACTIVE LEASING BROCHURE

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## EXCLUSIVE LEASING AGENTS:



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