



### Property Features:

- + First Opened in 2009
- + Convenient Location off Hwy 169
- + 67 Parking Spaces
- + Attracts Both Locals and Tourists

### Gross Leaseable Area (GLA):

13,244

### Neighboring Businesses:

Walmart Super Center, Dollar Tree

### Demographics:

	1 Mile	3 Miles	5 Miles
<b>2017 Population</b>	1,488	11,351	17,188
<b>2017 Households</b>	625	4,869	7,139
<b>2017 Avg Household Income</b>	\$78,699	\$71,723	\$75,812
<b>Grand Rapids 2016 Population - 11,211</b>			
<b>Itasca County 2018 Population - 45,170</b>			



### Tenant/Space Details

101 - AVAILABLE - JAN. 1, 2025	2,730 SF
102 - Cosmo Prof	1,470 SF
103 - Pink Poppy Boutique	1,300 SF
105 - Tobacco N Vape	2,182 SF
106 - Nails Spa	1,113 SF
107 - Vision Pro Optical	2,340 SF
109 - Healthy Tan	2,109 SF

