

RESTAURANT SPACE FOR LEASE



CBC Orion is pleased to offer for lease, the Former Tim Hortons location - situated just off Roosevelt Road/2nd Street South in Saint Cloud. Location is adjacent to the prominent District Square Office Park. Neighboring businesses consist of TCF Bank, Speedway, Tenvoorde Ford, Minnesota Business Finance and many other established offices.

Building was constructed in 2017 and consists of 2,015 total SF on 1.1 acre site. There is a 36-stall parking lot and total seating capacity for approx. 80 customers. Outdoor patio seating available. Some equipment will remain in place – consisting of 2 walk-in coolers and 2 hood units. Excellent signage available – consisting of two elevated signs on 2nd Street, one of which located on the corner of 2nd Street and 25th Avenue, one of the highest traffic counts in the city.

Saint Cloud is a MSA serving approximately 200,000 on a daily basis. Population within 5 miles is nearly 94,000, with \$78,000/yr average household income. Average daily traffic is over 25,000 VPD on Roosevelt Road/2nd Street and 11,800 VPD on 25th Avenue. Prime location for QSR or other retail establishment.

**** CALL SCOTT SCHMITT TODAY FOR FURTHER DETAILS ON THIS OFFERING! ****

(320) 267-4576

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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