

250 SAINT JOHN STREET, LORETTO, MN 55357

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$6.00-8.00/SF NNN

Lot Size: 1.89 Acres

Year Built: 1987

Building Size: 23,074 SF

Renovated: 2021



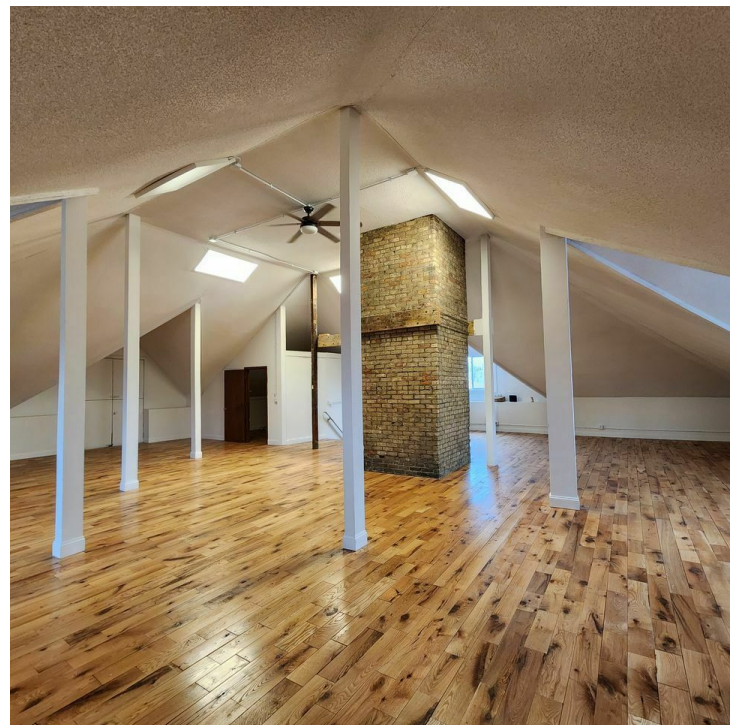
- Conveniently located off Highway 55
- Office, warehouse, and lofted studio space options
- Shared kitchen and bathroom
- 24/7 access
- Dock & drive-in doors
- Signage options

JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:
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612.290.1037
elir@jgmproperties.com

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PROPERTY DESCRIPTION

This property offers office, warehouse, and studio spaces available for lease.

The main level offers office warehouse space options with dock and drive-in doors.

The second floor space has beautiful hardwood floors and brick pillars for lofted contemporary rustic feel.

It also has two mezzanines, one above the main space for a private office and one as you are walking up the stairs.

LOCATION DESCRIPTION

Located off Highway 55 in Loretto.

This property is in a great location for for local business owners who need a spot close to home and their customers, or for businesses trying to get out of the busy city life, as it's only about a 30 minutes drive from Minneapolis, and even closer if you live in the west metro suburbs.



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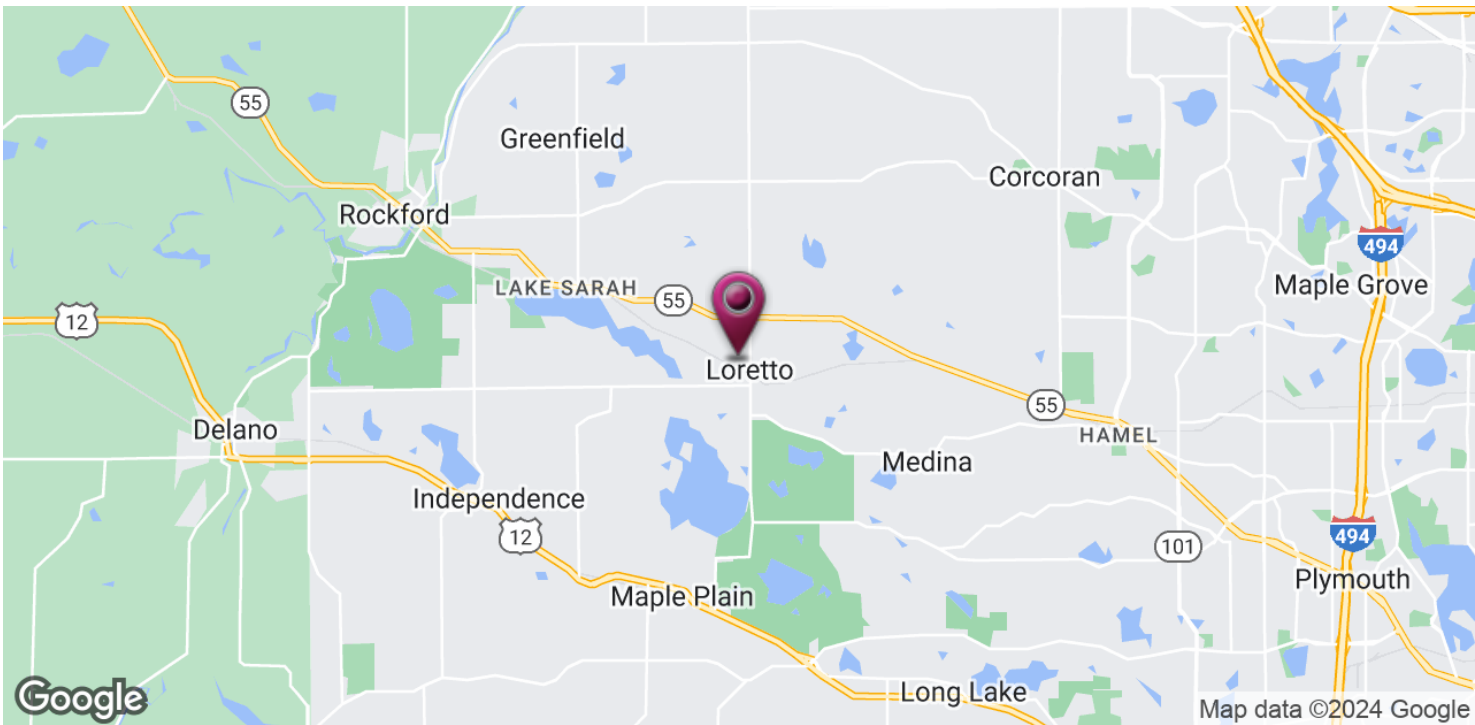
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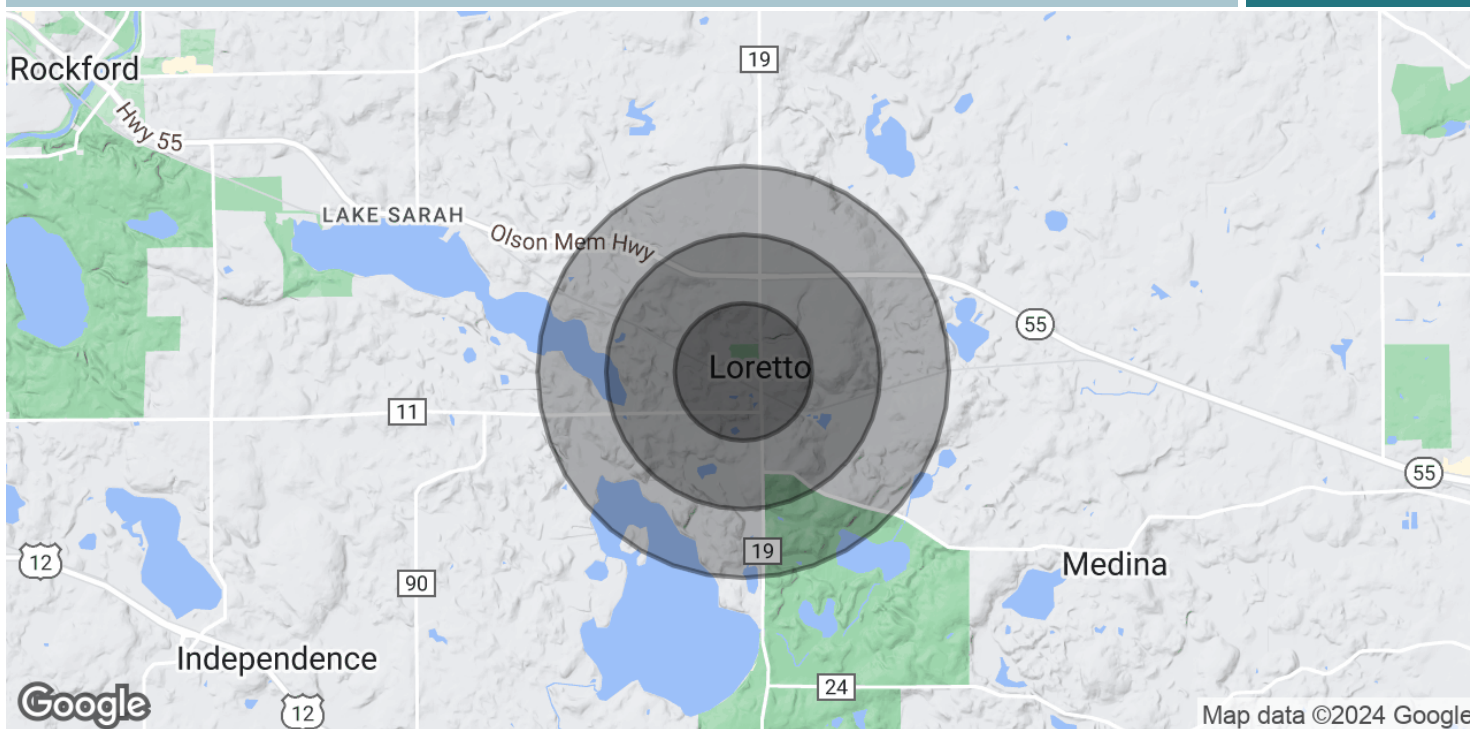


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	821	1,087	1,544
Average Age	42.9	44.0	45.0
Average Age (Male)	43.1	43.9	44.5
Average Age (Female)	41.0	42.0	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	323	420	584
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$115,153	\$128,159	\$148,735
Average House Value	\$284,092	\$335,772	\$397,138

* Demographic data derived from 2020 ACS - US Census

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