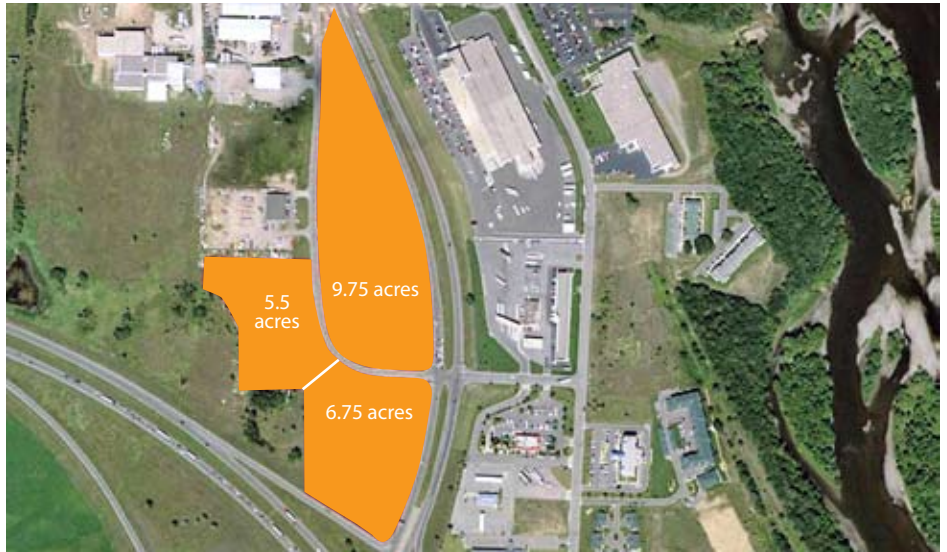
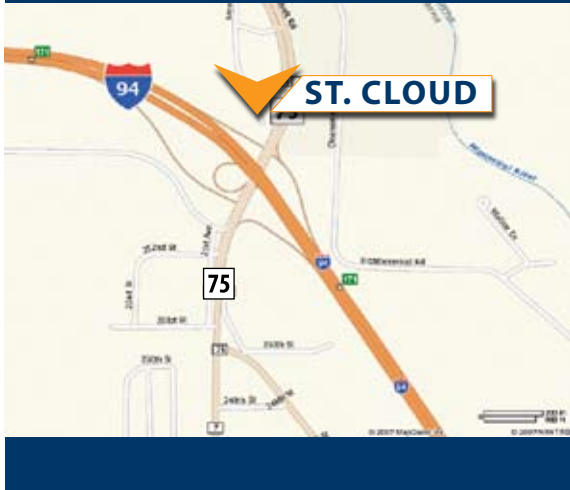


22 ACRES OF COMMERCIAL LAND FOR SALE

GRANITE CITY CROSSINGS – ST. CLOUD, MN



A PRIME LOCATION: THE
NORTHWEST QUADRANT
OF HWY 75 & I-94, IN THE
BOOMING ST. CLOUD AREA!

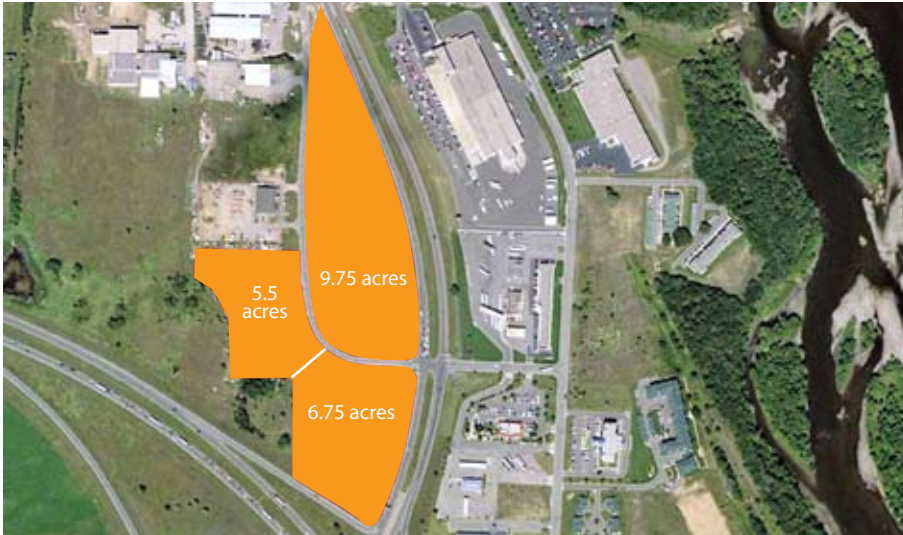
THE OPPORTUNITY

- Gateway to St. Cloud, at a high-traffic, signaled intersection
- Pad sites available – ideal for stand-alone and multi-tenant retail, restaurants, hotels, banks and office/medical buildings
- Significant frontage on I-94 & Hwy 75, with a thriving business park directly to the southeast on I-94
- Area retail sales estimated to increase by \$1.5 billion by 2020
- City sewer and water recently added to the area


VANTAGE POINT
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GRANITE CITY CROSSINGS – ST. CLOUD, MN



KEY PROPERTY DETAILS

SIZE

- 22 prime acres ideally suited for retail and commercial success

LOCATION

- Northwest quadrant of Hwy 75 & I-94 St. Cloud, Stearns County, MN 56301
- In the heart of the fast-growing St. Cloud region, a dynamic metropolitan area serving as a major commercial and population center

PROPOSED USES

- Retail pad sites
- Perfect for a full spectrum of retailers, restaurants, hotels, banks, office/medical and other service buildings

TRAFFIC COUNTS – 2007

I-94 – 39,000 vehicles per day
Hwy 75 – 20,900 vehicles per day

Demographics - 2006	3 Mile	5 Mile	10 Mile
Population	11,275	55,399	118,843
Avg Age	37	34	35
Avg HH Inc.	\$90,893	\$58,475	\$61,252
Median HH Inc.	\$69,941	\$42,971	\$48,481

AREA PROFILE

St. Cloud is the dominant economic, population and retail-shopping center of Central Minnesota. The area is home to a diverse mix of businesses and industries, serving as a critical employment hub that draws workers from many neighboring counties. In addition, the region is one of the state's major transportation centers, connected to the Twin Cities, greater Minnesota and the nation via highways, railroads and air travel.



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