

OFFICE SPACE AVAILABLE

GAUGHAN

491 - 1,782 SF

20 N LAKE ST
FOREST LAKE, MN 55025



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EXECUTIVE SUMMARY

20 N LAKE ST, FOREST LAKE, MN 55025



OFFERING SUMMARY

Available SF:	491 - 1,782 SF
Lease Rate:	Negotiable
Building Size:	31,597 SF
2018 CAM/Taxes:	\$6.13

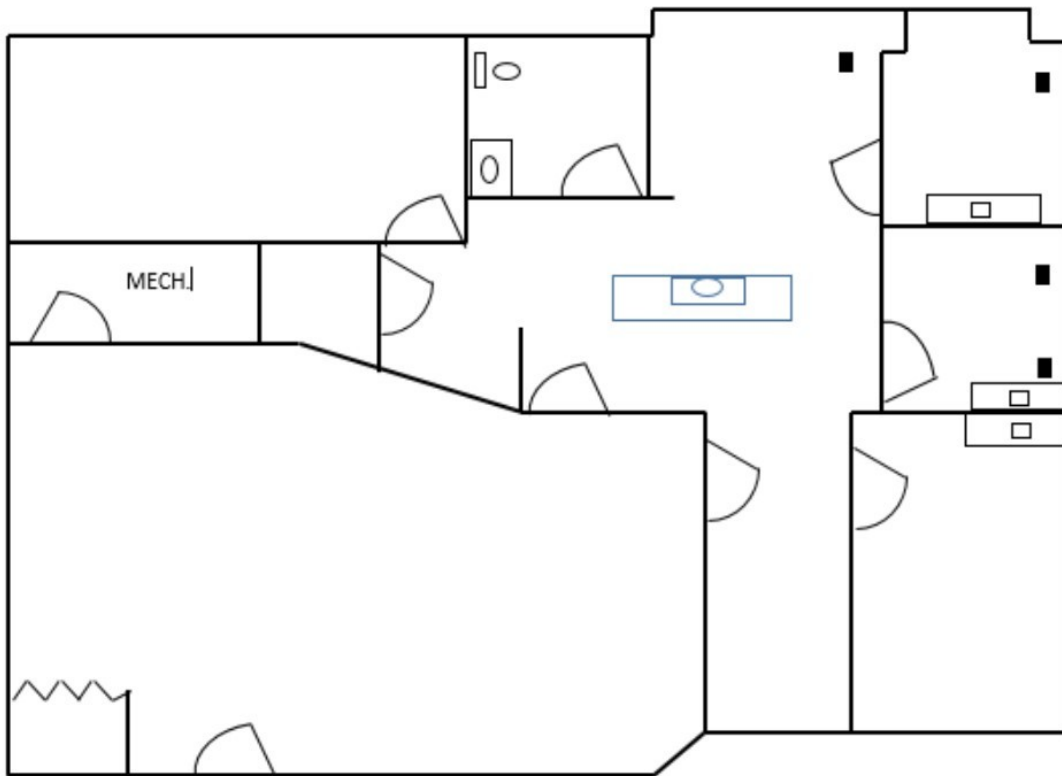
PROPERTY HIGHLIGHTS

- Quick Access from Highways 61, 8 & I - 35
- In the Heart of Downtown Forest Lake
- High Visibility Location
- Dynamic Blend of Offices, Service and Retail Tenants
- Large Off Street Parking Lot
- Utilities Included in Rent

FLOOR PLANS-201

20 N LAKE ST, FOREST LAKE, MN 55025

Town Square
Suite 201—1,688 SF

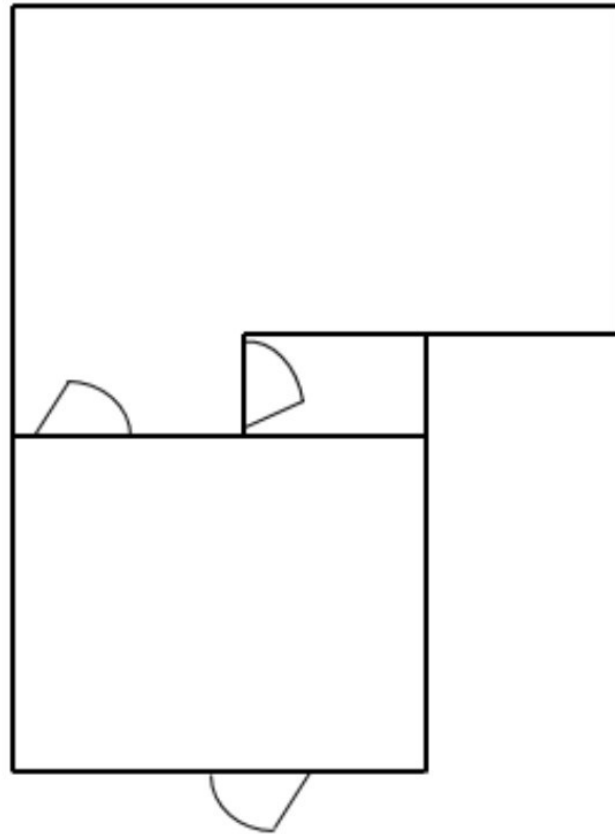


FLOOR PLANS - 308

20 N LAKE ST, FOREST LAKE, MN 55025

Town Square Building

Suite 308 - 491 SF

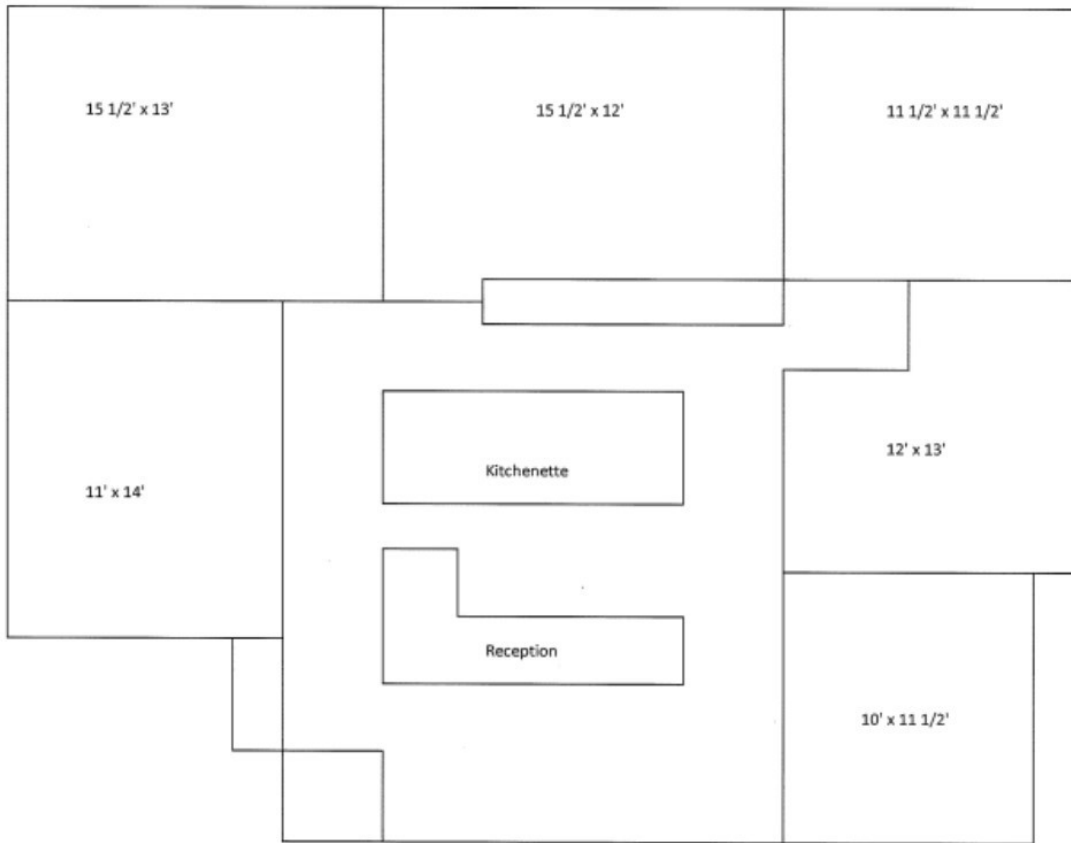


FLOOR PLANS - 312

20 N LAKE ST, FOREST LAKE, MN 55025

Town Square

Suite 312—1,782 SF



Office Building For Lease

20 N Lake St

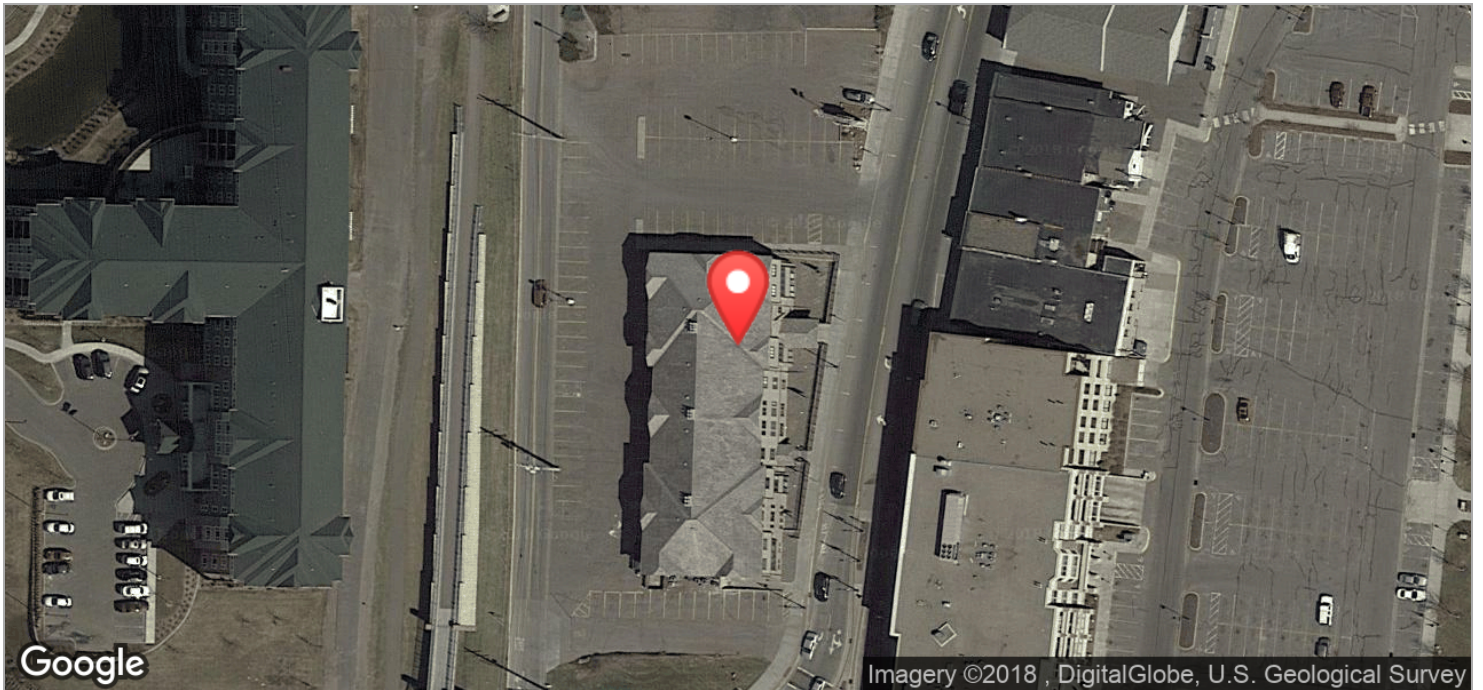
ADDITIONAL PHOTOS

20 N LAKE ST, FOREST LAKE, MN 55025



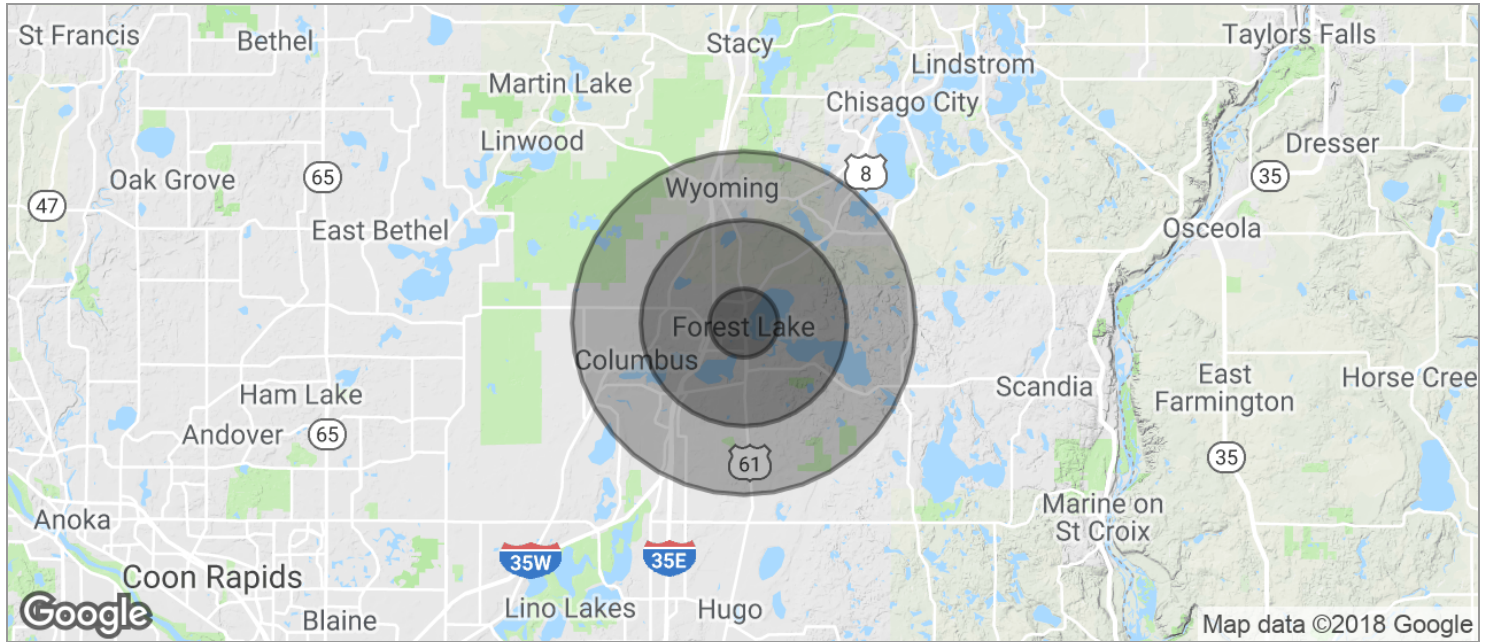
LOCATION MAPS

20 N LAKE ST, FOREST LAKE, MN 55025



DEMOGRAPHICS MAP

20 N LAKE ST, FOREST LAKE, MN 55025



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,466	16,830	29,535
MEDIAN AGE	36.2	37.0	37.7
MEDIAN AGE (MALE)	35.2	36.7	37.6
MEDIAN AGE (FEMALE)	37.4	37.7	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,442	6,735	11,406
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$62,508	\$70,819	\$77,862
AVERAGE HOUSE VALUE	\$387,350	\$381,085	\$368,757
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.7%	94.6%	95.9%
% BLACK	0.6%	0.6%	0.5%
% ASIAN	1.4%	1.2%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.3%	0.9%	0.6%
% OTHER	0.4%	0.4%	0.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.0%	2.5%	2.8%

* Demographic data derived from 2010 US Census