



Property Features:

- + First Opened in 1997
- + Convenient Location off Hwy 169
- + 87 Parking Spaces
- + Attracts Both Locals and Tourists

Gross Leaseable Area (GLA):

12,649 SF

Neighboring Businesses:

Target, Mann's Cinema, Timberlake Lodge

Demographics:

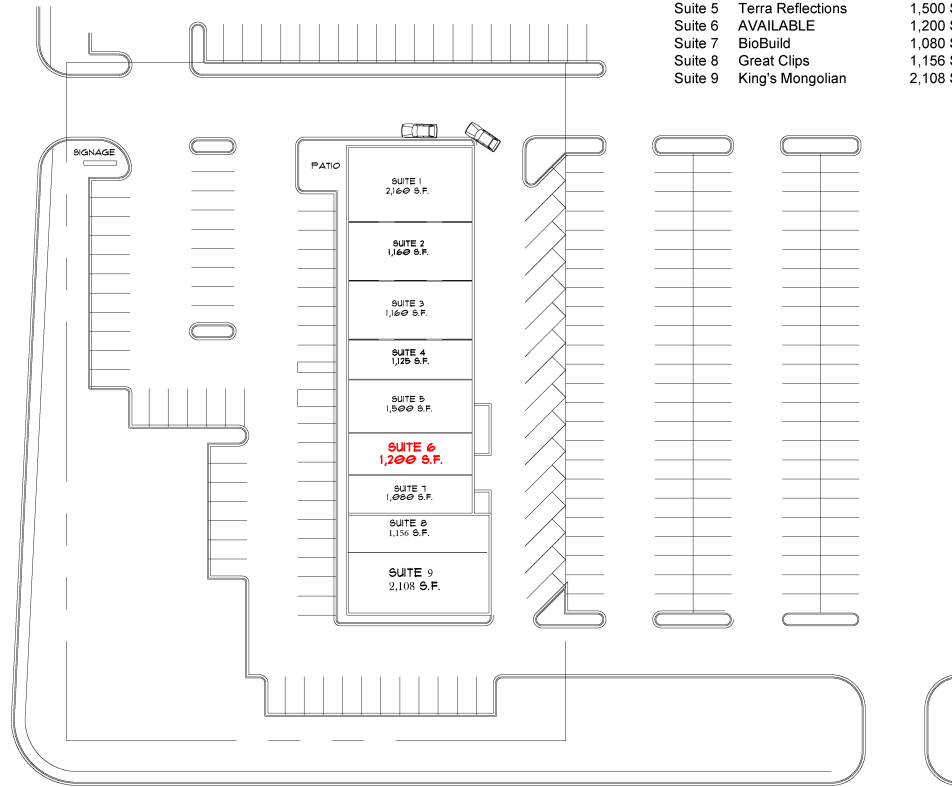
	2018	1 Mile	3 Miles	5 Miles
Population		2,567	11,849	16,662
Households		1,123	5,098	7,058
2016 Avg Household Income		\$57,816	\$60,263	\$63,912
2016 Grand Rapids Population 11,211				
2018 Itasca County Population 45,170				



Tenant/Space Details

1 - Caribou Coffee	2,160 SF
2 - Cricket	1,160 SF
3 - Papa Murphy's	1,160 SF
4 - Coin Box	1,125 SF
5 - Terra Reflections	1,500 SF
6 - AVAILABLE	1,200 SF
7 - BioBuild	1,080 SF
8 - Great Clips	1,156 SF
9 - King's Mongolian Grill	2,108 SF

STATE HWY. 169/SOUTH POKEGAMA AVENUE



21ST STREET SOUTHEAST

Suite 1	Caribou Coffee	2,160 S.F.
Suite 2	Cricket Wireless	1,160 S.F.
Suite 3	Papa Murphy's	1,160 S.F.
Suite 4	Coin Box	1,125 S.F.
Suite 5	Terra Reflections	1,500 S.F.
Suite 6	AVAILABLE	1,200 S.F.
Suite 7	BioBuild	1,080 S.F.
Suite 8	Great Clips	1,156 S.F.
Suite 9	King's Mongolian	2,108 S.F.