



Property Features:

- + First Opened in 2009
- + Convenient Location off Hwy 169
- + 67 Parking Spaces
- + Attracts Both Locals and Tourists

Gross Leaseable Area (GLA):

13,244

Neighboring Businesses:

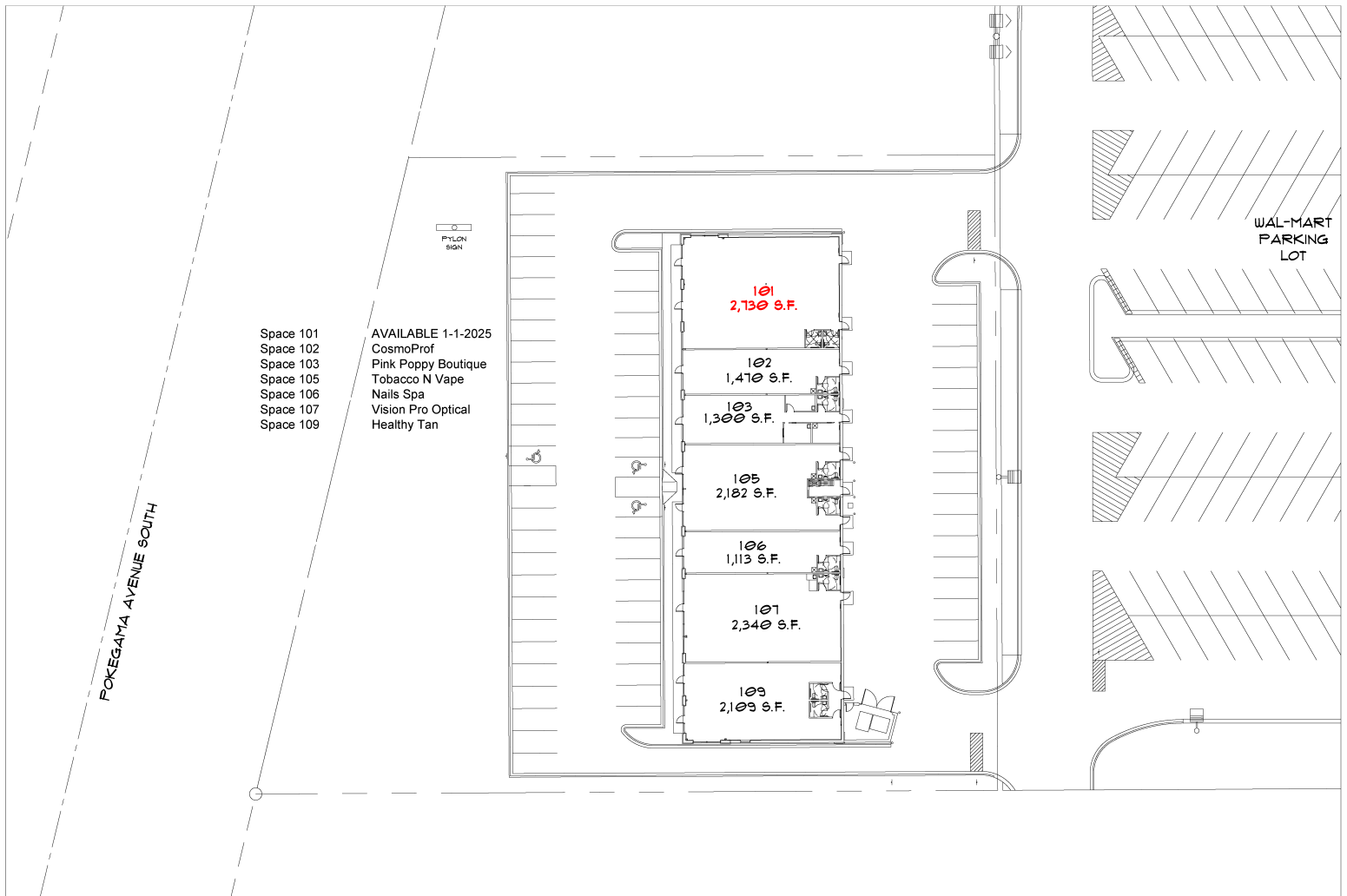
Walmart Super Center, Dollar Tree

Demographics:

	1 Mile	3 Miles	5 Miles	
2017 Population	1,488	11,351	17,188	
2017 Households	625	4,869	7,139	
2017 Avg Household Income	\$78,699	\$71,723	\$75,812	
Grand Rapids 2016 Population - 11,211				
Itasca County 2018 Population - 45,170				

Tenant/Space Details

101 - AVAILABLE - JAN. 1, 2025	2,730 SF
102 - Cosmo Prof	1,470 SF
103 - Pink Poppy Boutique	1,300 SF
105 - Tobacco N Vape	2,182 SF
106 - Nails Spa	1,113 SF
107 - Vision Pro Optical	2,340 SF
109 - Healthy Tan	2,109 SF



Space 101
Space 102
Space 103
Space 105
Space 106
Space 107
Space 109

AVAILABLE 1-1-2025
CosmoProf
Pink Poppy Boutique
Tobacco N Vape
Nails Spa
Vision Pro Optical
Healthy Tan

WAL-MART
PARKING
LOT

POKEGAMA AVENUE SOUTH

PYLON
SIGN

101
2,730 S.F.

102
1,470 S.F.

103
1,300 S.F.

105
2,182 S.F.

106
1,113 S.F.

107
2,340 S.F.

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