

FOR SALE OR LEASE | BIG BOX - RETAIL



FORMER SHOPKO

5630 St. Croix Trail, North Branch, 55056



FOR MORE INFORMATION CONTACT:

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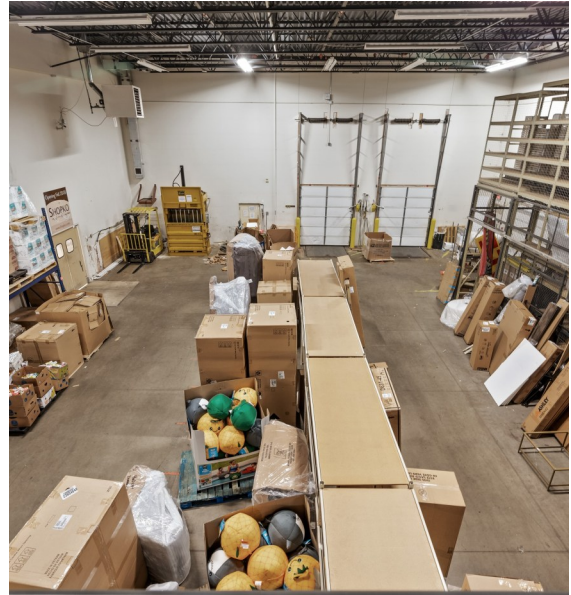
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PROPERTY HIGHLIGHTS



- **BIG BOX RETAIL - FORMER SHOPKO**
- **87,888 SF TOTAL / LEASE PART OR ALL**
- **350+ PARKING STALLS**
- **I-35 FREEWAY VISIBILITY / 32,000+ VPD**
22,400 VPD - Hwy 95
- **YEAR BUILT - 2008**
- **PID: 11-00410-15**
- **TAXES 2024: \$ 150,980**

PRICE: \$4,500,000 / LEASE: Negotiable

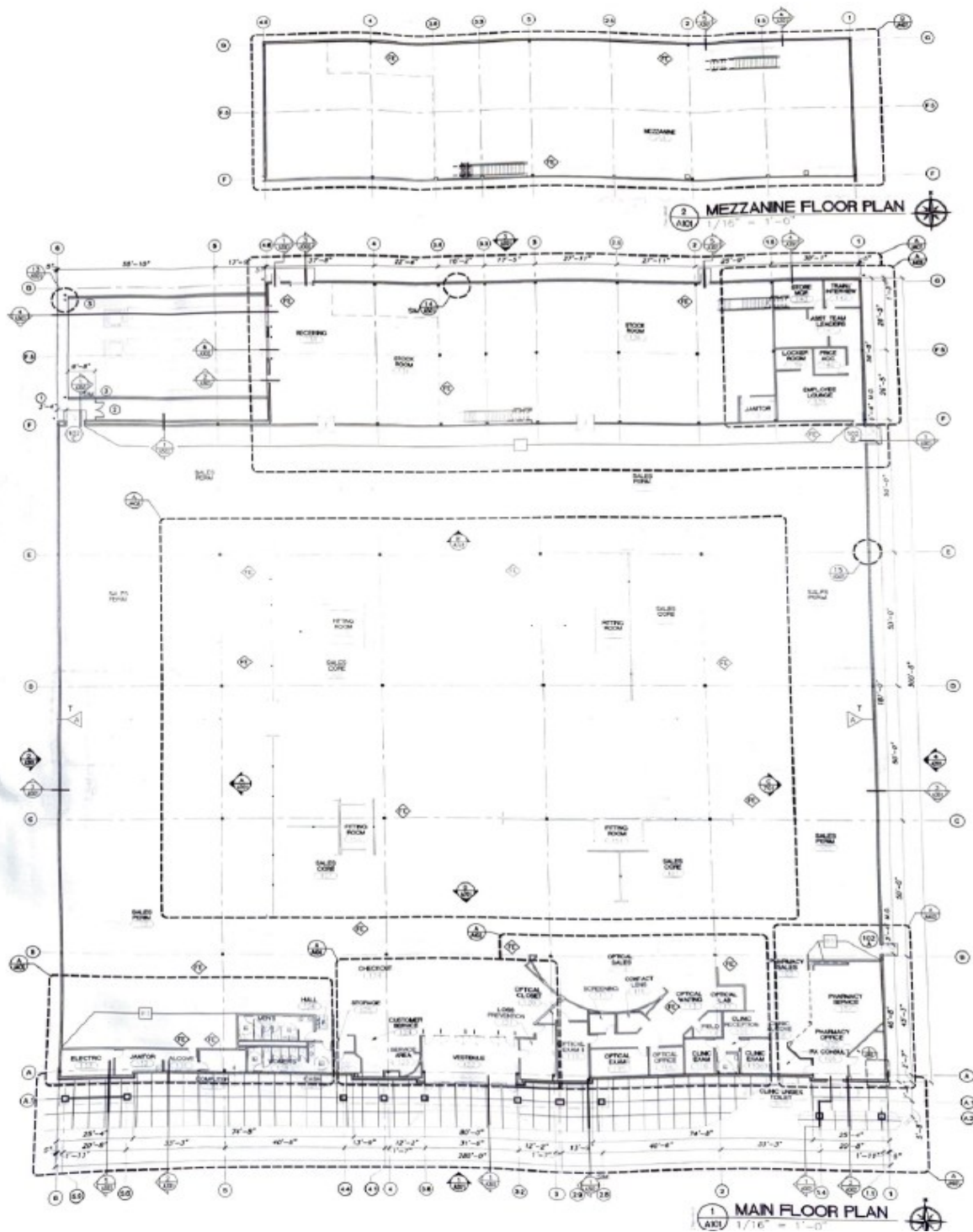
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FLOOR PLAN



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Aerial



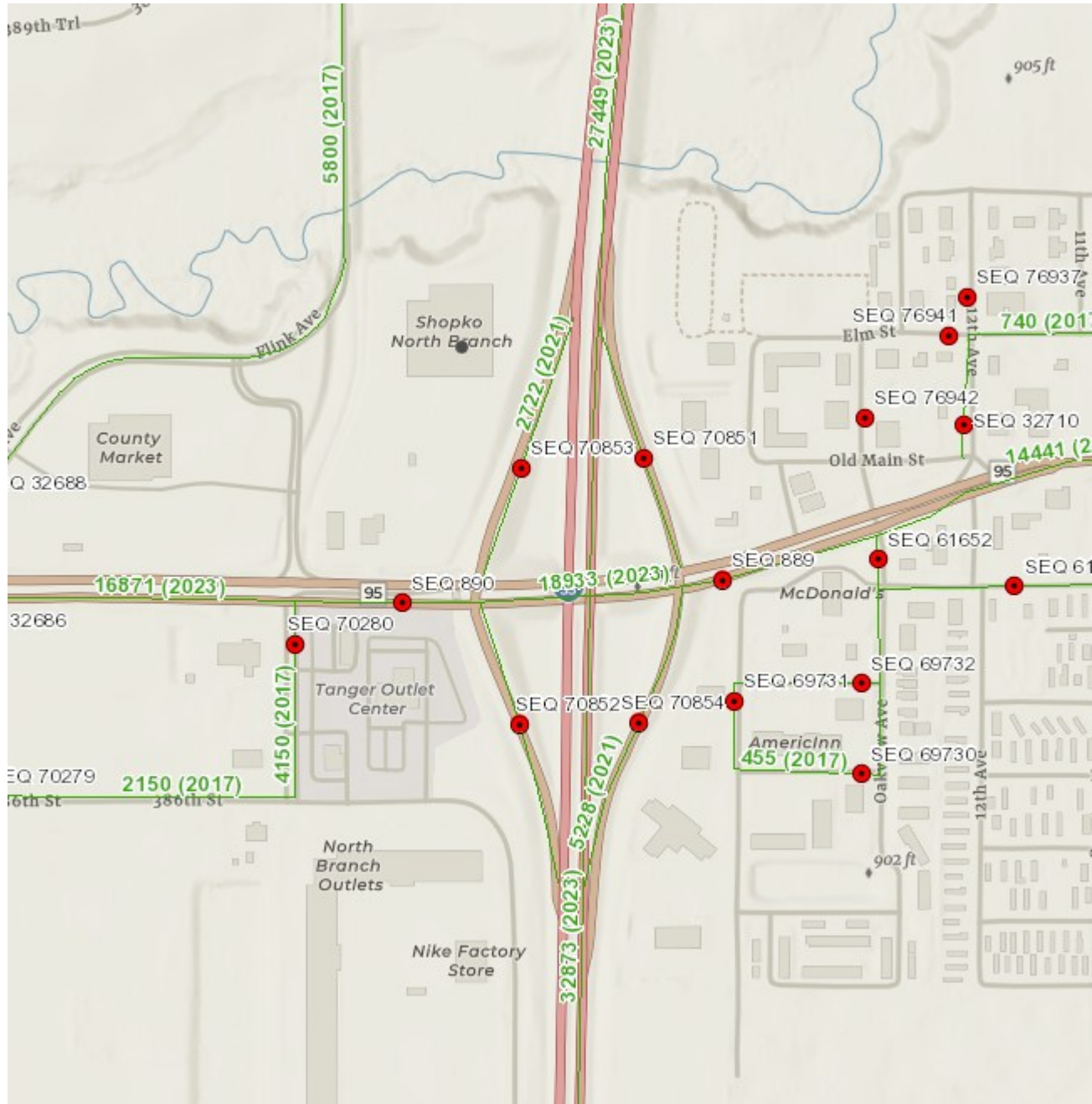
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Traffic Map



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Area Map

