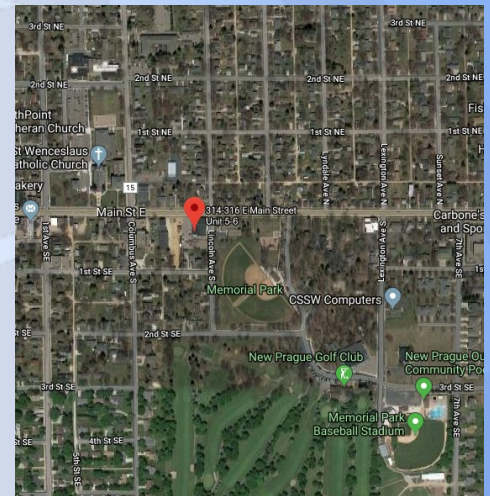
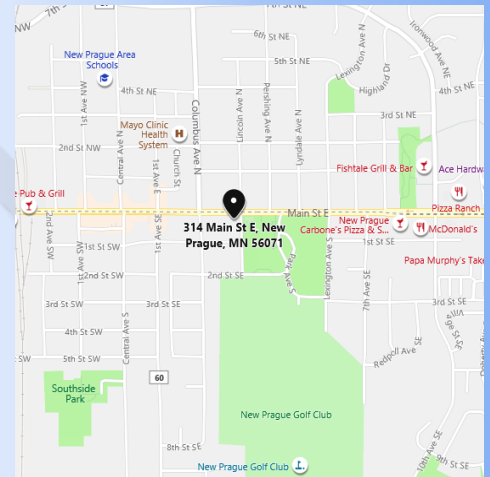


FOR LEASE

St. Wenc Square Building
314-316 East Main Street, Unit 5-6
New Prague, MN 56071



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

314-316 East Main Street, Unit 5-6: 2,240 SF Total (Divisible)
840 SF (Unit 5)
1,400 SF (Unit 6)

Rental Rates: \$12.50 Modified Gross PSF Retail/Office/Flex.

FEATURES:

- Excellent office/retail space located directly on East Main Street in downtown New Prague offered at economical rates.
- Premier space in the NE corner of the Building fronting East Main Street.
- Space is divisible.
- Unit 5 is a great corner space w/ extra glass on the NE corner of the building.
- Unit 6 offers windows overlooking East Main Street.
- Direct indoor access to well maintained common area restrooms.
- Very nice professional office/retail/mixed use building w/ample parking.
- Landlord will provide improvements, carpet and paint for longer term Lease.
- Monument signage available .
- Daily vehicle traffic of 8,600 on East Main St (2018 MNDOT).
- Demographics: 257 – 1 mile radius, 7,193 – 3 mile radius, 13,540 – 5 mile radius (2018 ESRI).
- Est. Avg. Household Income: \$114,567 – 1 mile radius, \$96,486 – 3 mile radius, \$99,491 – 5 mile radius (2018 ESRI).

**All information in this brochure is deemed reliable, but not guaranteed.*

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FOR LEASE

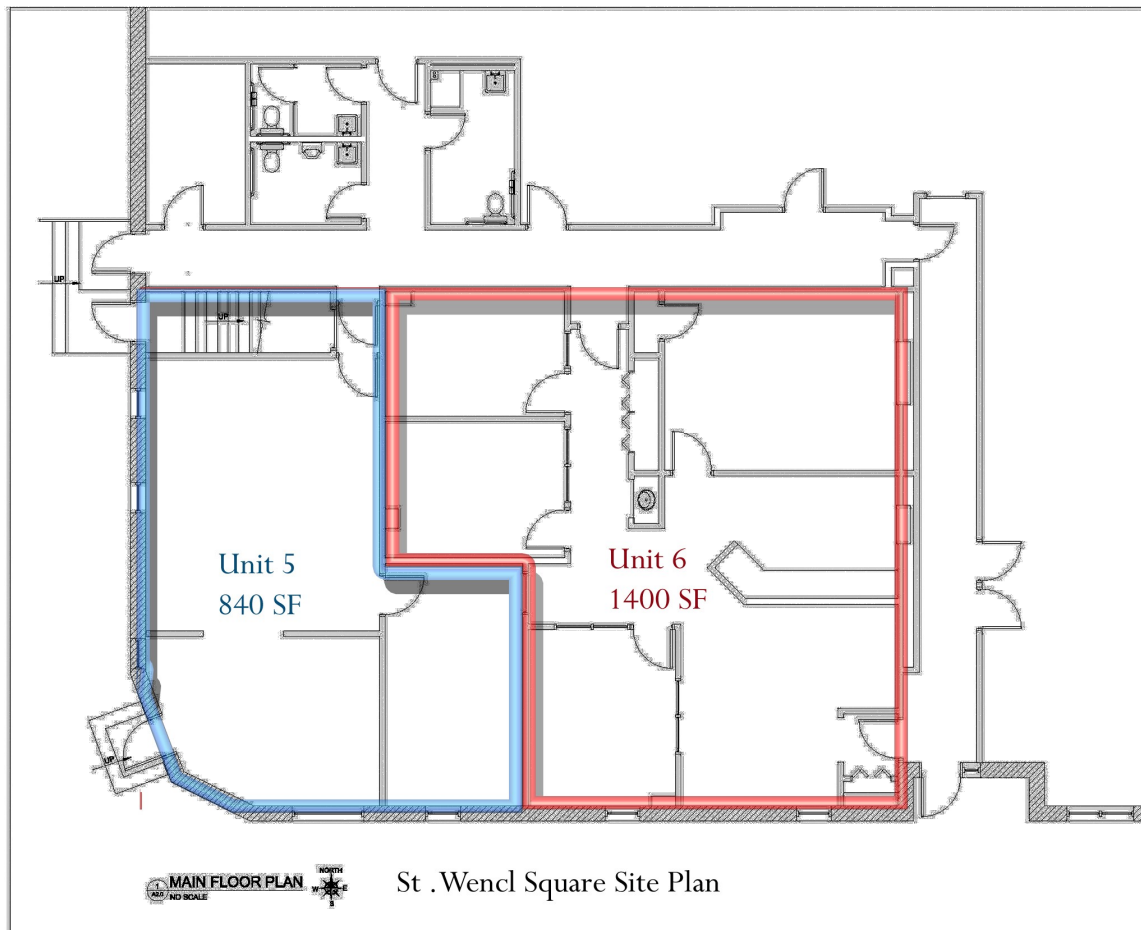
St. Wencil Square Building
314-316 East Main Street, Units 5 and 6
New Prague, MN 56071



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UNIT 5: 840 SQUARE FEET

UNIT 6: 1,400 SQUARE FEET



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