

Quick Service Restaurant
612 Roosevelt Rd | St Cloud, MN |
Available SF: 2,015 | **Lease Rate:** \$25 | **Lease Terms:** Triple Net | **Sale Price:** \$850,000

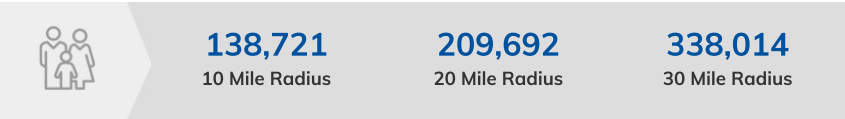


Property and Area Description

CBC Orion is pleased to offer For Sale, this former quick service restaurant - situated just off Roosevelt Road/2nd Street South in Saint Cloud. Adjacent to the prominent District Square Office Park; with neighboring businesses consisting of TCF Bank, Speedway, Tenvoorde Ford, Minnesota Business Finance and any many other established businesses. Building was constructed in 2017 and consists of 2,015 total SF on 1.1 acre site. There is 36-stall parking lot and seating capacity for approx. 80 customers. Two elevated pylon signs located on 2nd Street, with one on the corner of 25th Avenue, one of the highest traffic counts in the city. Additionally, there is a vehicle Drive Thru lane and gated area for outdoor seating. Saint Cloud is an MSA serving approximately 200,000 people daily. Population within 5 miles is nearly 94,000, with \$78,000/yr. average household income. Average daily traffic is over 36,000 VPD (Roosevelt Road and 25th Avenue). This is an excellent location for QSR restaurant or other retail establishment.

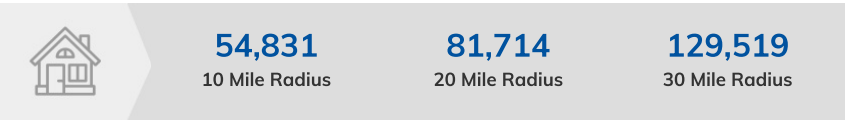
Building Type:	Retail
Available SF:	2,015
Expandable:	No
Zoning:	Business District, Commercial, Retail
Site Size:	1.1 Acres
Year Built:	2017
Former Use:	Tim Horton's
Specialty Features:	Food Grade,Freezer/Cooler
Can Subdivide:	No
Within City Limits:	Yes
Sale Price:	\$850,000
Sale Price Note:	850000
Lease Rate:	\$25
Lease Terms:	Triple Net
Last Updated:	Oct 12, 2020

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Realtor/Owner Contact

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