



# HIGHLAND BANK

St. Michael, MN  
For Sale / Lease



**\$300,000 PRICE REDUCTION**

50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
[www.upland.com](http://www.upland.com)

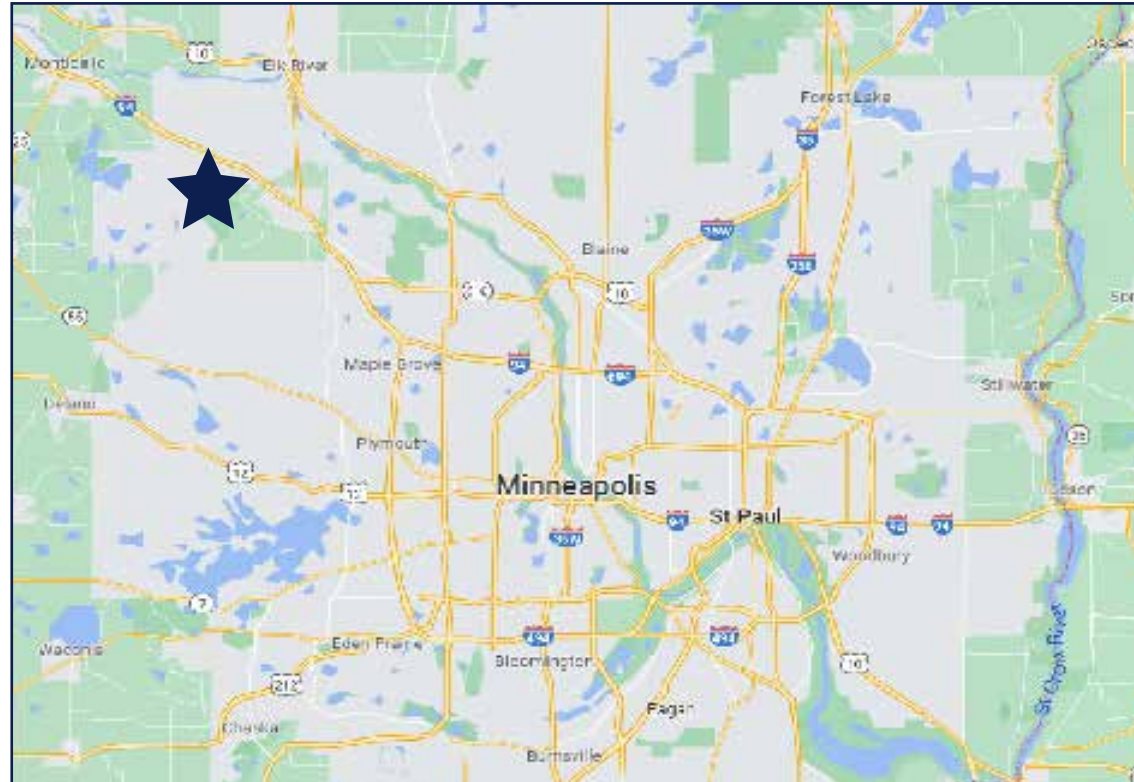
*Look Upland. Where  
Properties & People Unite!*

CHAD STURM  
612.436.1122  
[CHAD@UPLAND.COM](mailto:CHAD@UPLAND.COM)

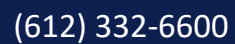
|                        |                      |
|------------------------|----------------------|
| <b>ADDRESS</b>         | 701 Central Ave E    |
| <b>CITY, STATE</b>     | St. Michael, MN      |
| <b>LOT SIZE</b>        | 80,000 SF            |
| <b>SPACE AVAILABLE</b> | 8,700 SF (Divisible) |
| <b>SALE PRICE</b>      | \$1,100,000          |
| <b>LEASE RATE</b>      | Negotiable           |
| <b>TAX 2022</b>        | \$40,024             |
| <b>YEAR BUILT</b>      | 1980                 |
| <b>LOT SIZE</b>        | 1.83 Acres           |
| <b>PARKING</b>         | 40                   |

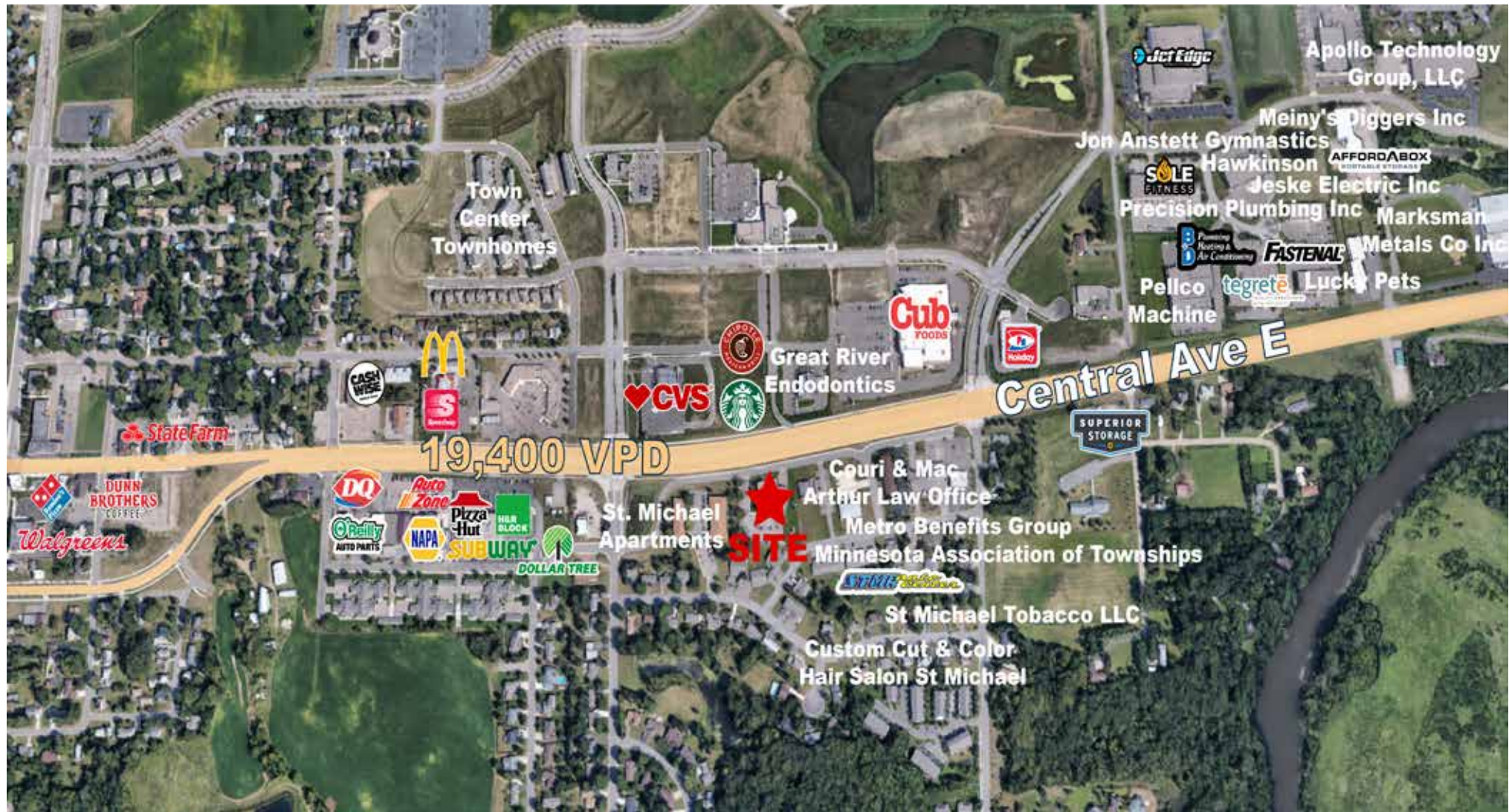
**HIGHLIGHTS:**

- Traffic counts average 19,400 vehicles per day in front of the property on Central Ave E
- Area retailers include Cub Foods, CVS, Walgreens, Subway, Domino's, O'Reilly Auto Parts, and more
- Drive thru opportunity
- Free standing building
- Located in the main trade area of St. Michael
- Across Central Ave from Cub Foods, the only grocer in the city
- Near multiple corporate headquarters like; J&B's, Die Technology and Nanotech Precision, and New Plastics Plus, Inc.
- Trade area seeing large amounts of commercial development
- Located 25 minutes from downtown Minneapolis and 35 minutes from St. Cloud
- Ranked #3 best city to live in Minnesota according to Life in Minnesota
- The St. Michael Public School District is ranked #16 in the state by U.S. News

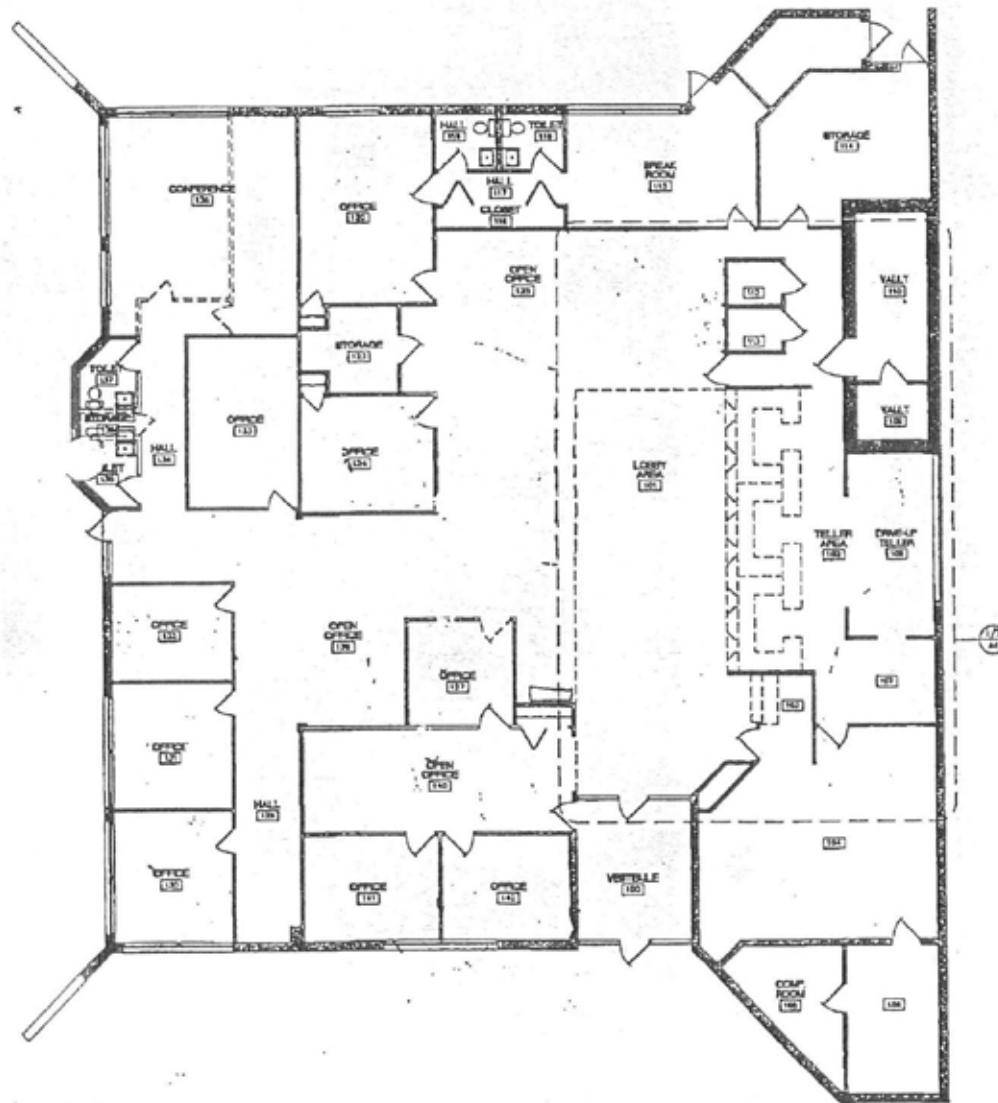


| 2026<br>DEMOGRAPHICS         | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|------------------------------|---------------|---------------|---------------|
| <b>POPULATION</b>            | 6,796         | 32,490        | 56,503        |
| <b>MEDIAN AGE</b>            | 35.9          | 35.7          | 35.9          |
| <b>MEDIAN HH<br/>INCOME</b>  | \$120,868     | \$131,052     | \$136,114     |
| <b>AVERAGE HH<br/>INCOME</b> | \$134,063     | \$150,110     | \$160,020     |





**FLOOR PLAN**









# UPLAND

REAL ESTATE GROUP, INC.

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