







# For Sublease

Westlake Center  
107 12th St SW, Forest Lake, MN 55025

# Site overview

Westlake Center is prominently located within the very desirable trade area of Forest Lake. The center is easily accessible and visible from Braodway Ave and 12th St SW. There is a great tenant mix at this center and in the immediate area with Chipotle, Walmart, Aldi, PetSmart, Starbucks, and many more.



Demographics	1 mile	3 miles	5 miles
 Population	5,679	18,667	30,656
 Daytime population	8,425	18,880	28,178
 Median HH income	\$68,721	\$84,584	\$92,909
 Traffic counts	W Broadway Ave 25,000 VPD - 12th St SW 15,000 VPD		

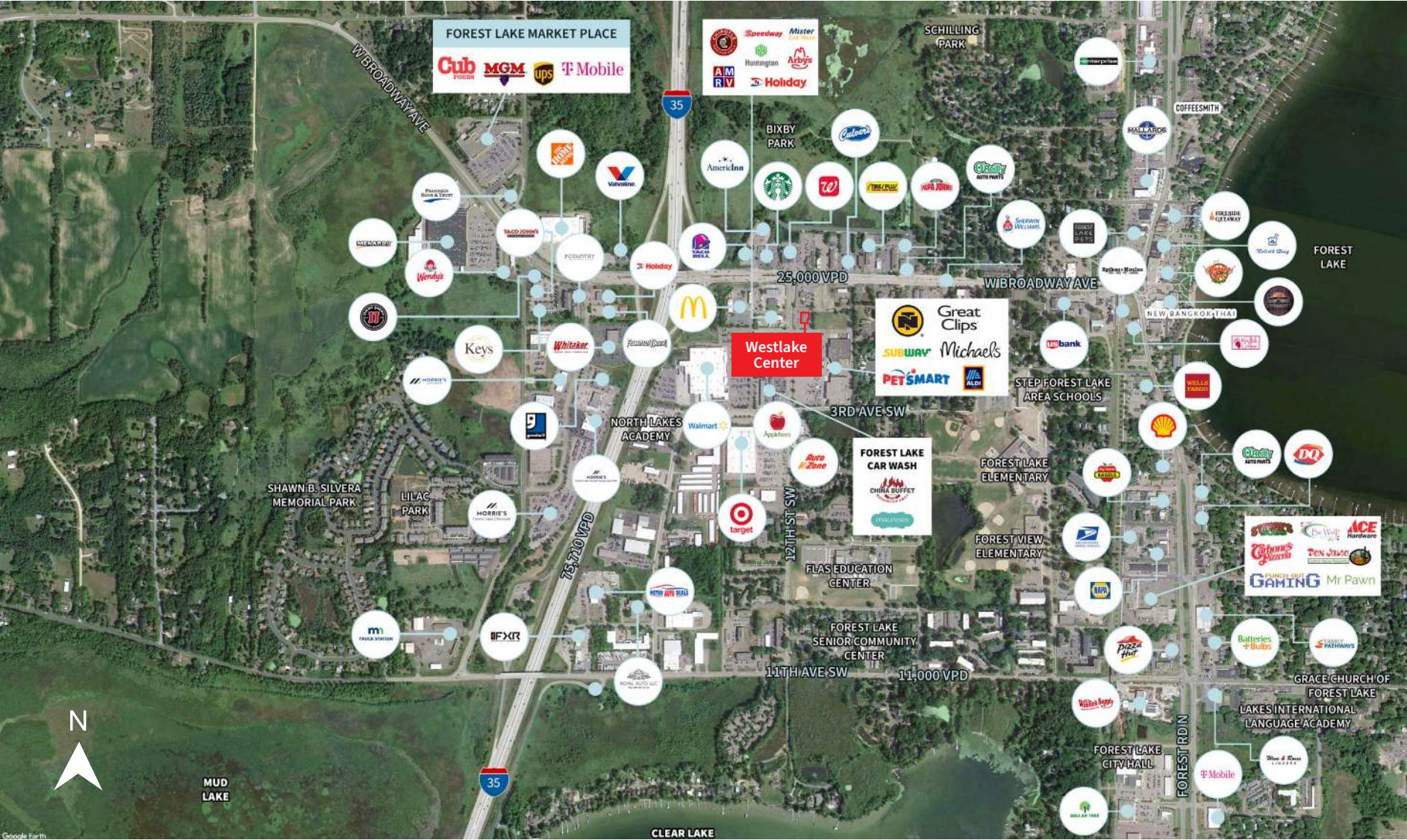
CAM:	\$4.07
Tax:	\$8.53
Ins.	\$0.46
Total:	\$13.06

## Nearby tenants





Wide aerial

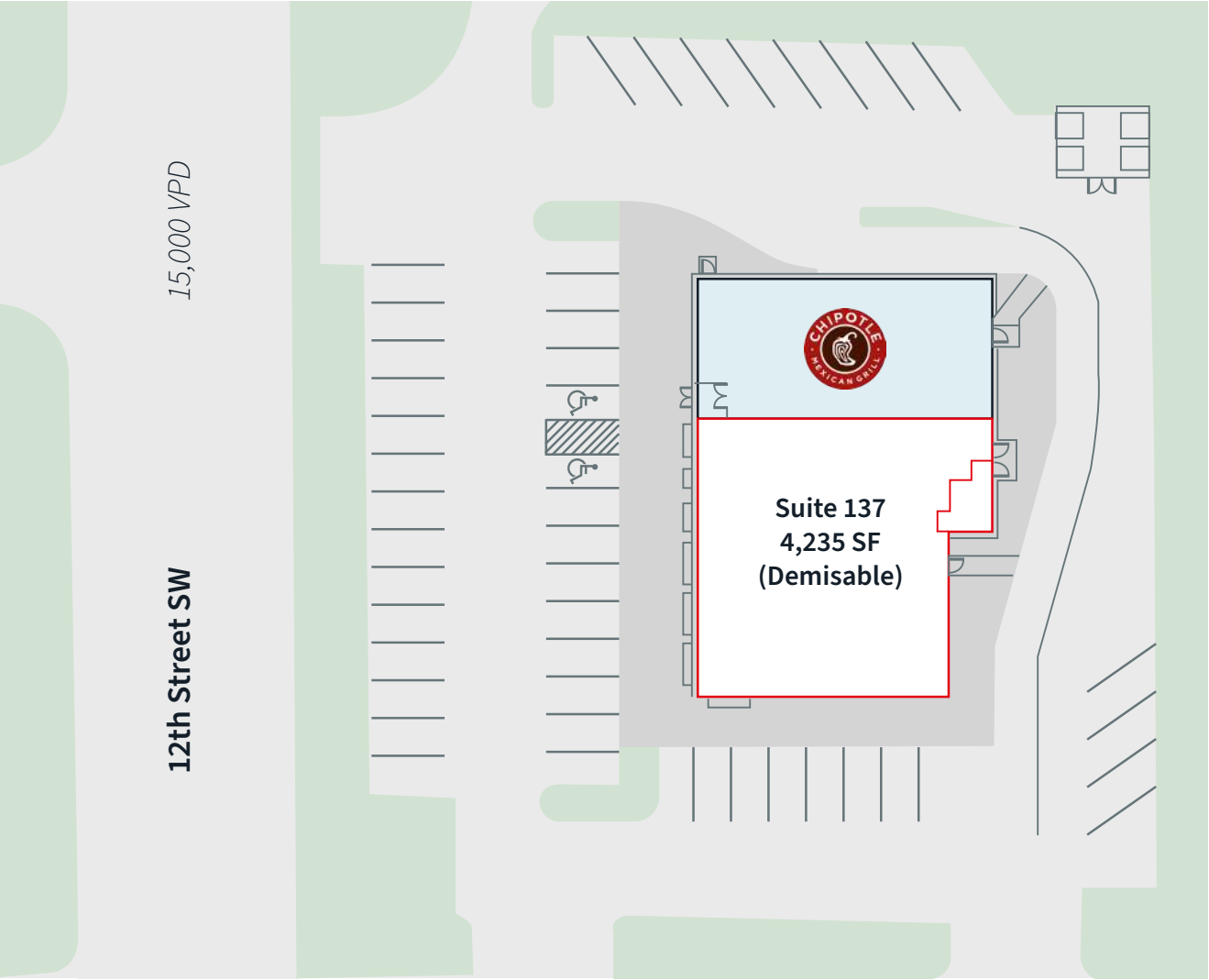




Zoom aerial



# Site plan



Suite	Tenant	Square Feet
107	Chipotle	2,577
137	Available (Former Dental)	4,235 (Demisable)
Total SF		6,812

# Thank you

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