

Property Features:

- + First Opened in 1997
- + Convenient Location off Hwy 169
- + 87 Parking Spaces
- + Attracts Both Locals and Tourists

Gross Leaseable Area (GLA):


12,649 SF

Neighboring Businesses:

Target, Mann's Cinema, Timberlake Lodge

Demographics:

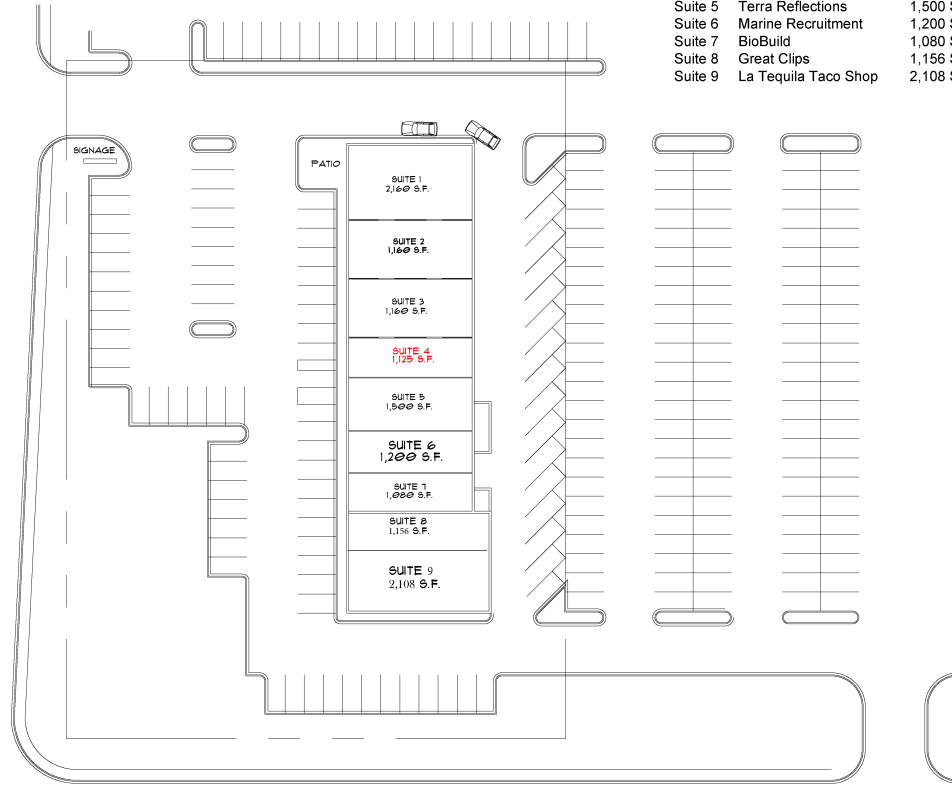
| | 2026 | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------------|--------|----------|----------|----------|
| Population | | 2,561 | 11,973 | 16,885 |
| Households | | 1,165 | 5,128 | 7,022 |
| 2026 Avg Household Income | | \$73,895 | \$78,884 | \$86,108 |
| 2026 Grand Rapids Population | 11,323 | | | |
| 2026 Itasca County Population | 45,356 | | | |



Tenant/Space Details

| | |
|-------------------------------|----------|
| 1 - Caribou Coffee | 2,160 SF |
| 2 - Cricket | 1,160 SF |
| 3 - Papa Murphy's | 1,160 SF |
| 4 - AVAILABLE - JAN 1, 2027 | 1,125 SF |
| 5 - Terra Reflections | 1,500 SF |
| 6 - Marine Recruitment Office | 1,200 SF |
| 7 - BioBuild | 1,080 SF |
| 8 - Great Clips | 1,156 SF |
| 9 - La Tequila Taco Shop | 2,108 SF |

STATE HWY. 169/SOUTH POKEGAMA AVENUE



21ST STREET SOUTHEAST

| | | |
|---------|-----------------------|------------|
| Suite 1 | Caribou Coffee | 2,160 S.F. |
| Suite 2 | Cricket Wireless | 1,160 S.F. |
| Suite 3 | Papa Murphy's | 1,160 S.F. |
| Suite 4 | Available Jan 1, 2027 | 1,125 S.F. |
| Suite 5 | Terra Reflections | 1,500 S.F. |
| Suite 6 | Marine Recruitment | 1,200 S.F. |
| Suite 7 | BioBuild | 1,080 S.F. |
| Suite 8 | Great Clips | 1,156 S.F. |
| Suite 9 | La Tequila Taco Shop | 2,108 S.F. |