

A RARE OPPORTUNITY TO CREATE
A SIGNATURE DESTINATION IN
STILLWATER



CROIX COMMONS

1754 WASHINGTON AVENUE SOUTH
STILLWATER, MN

1754 WASHINGTON AVE S.

STILLWATER, MN

FOR LEASE

3,000 - 7,356 SF

Healthcare | Wellness | Specialty Retail | Showroom

PROPERTY HIGHLIGHTS

- Dock access
- Flexible configurations
- Visibility from Washington Avenue
- Ownership flexibility for qualified users

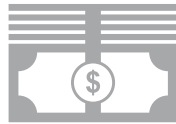
PROPERTY INFORMATION

Property Name:	Croix Commons
Year Built:	1990
Building SF:	18,968 SF
Parking:	104 parking Stalls
Lease Rates:	Negotiable
2026 Tax & CAM:	\$8.14

DEMOGRAPHICS



2025 HOUSEHOLDS



2025 AVERAGE HOUSEHOLD INCOME

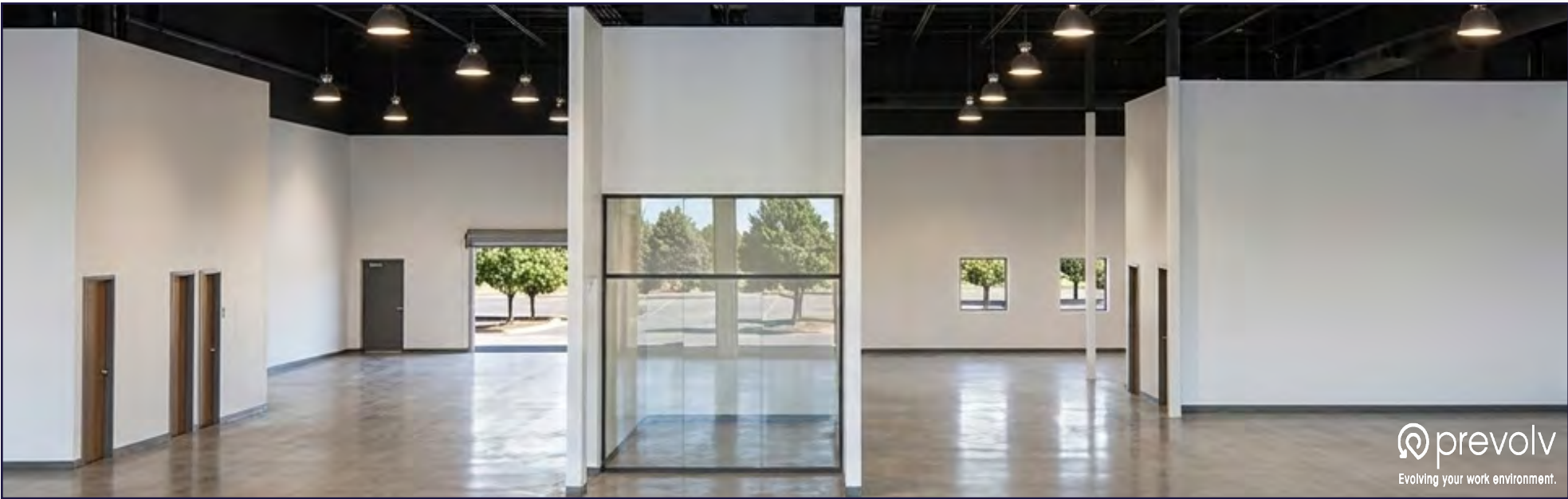


2025 DAYTIME POPULATION

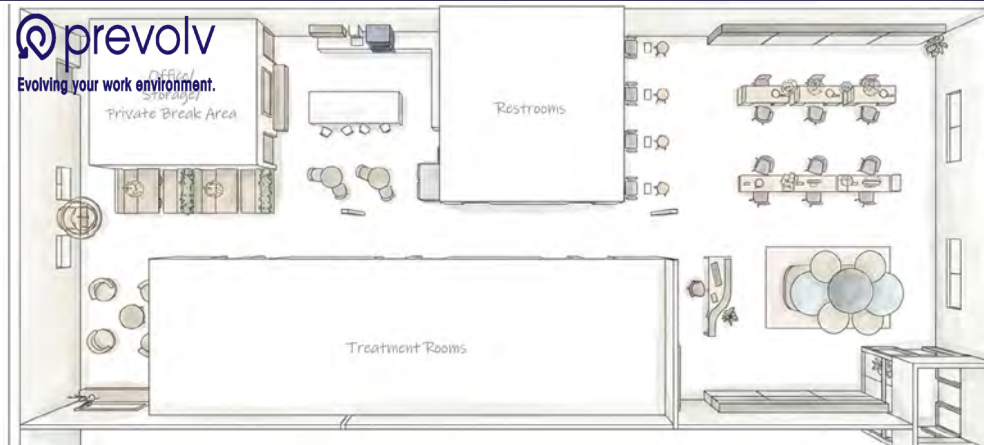
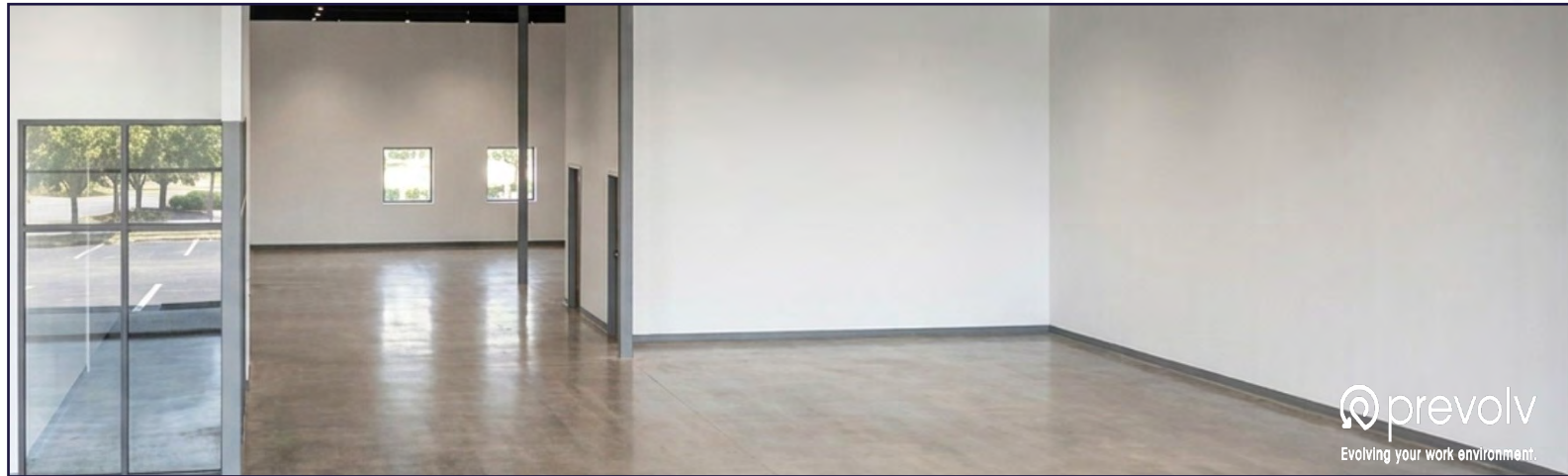
1 Mile	3,145	\$97,415	15,278
3 Miles:	12,535	\$131,332	48,592
5 Miles:	18,428	\$143,720	72,302



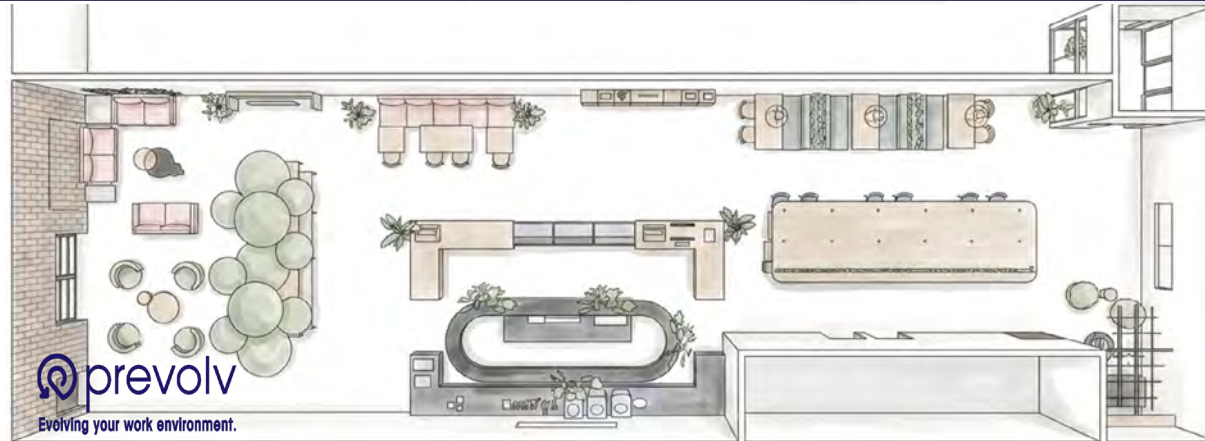
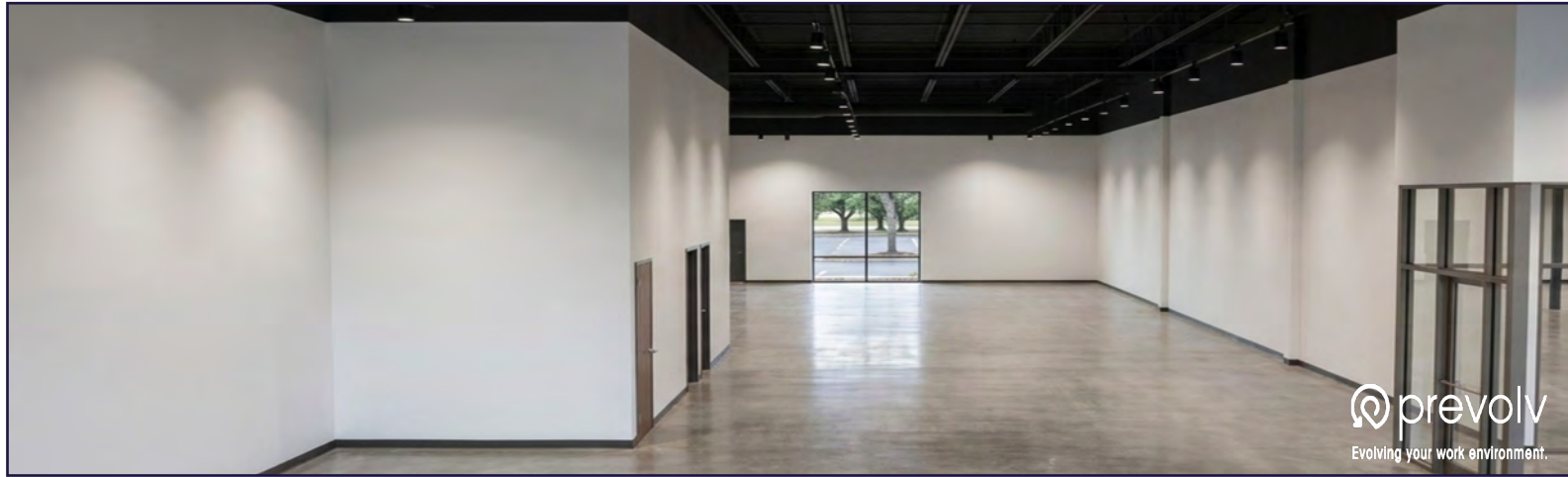
POTENTIAL TENANT CONCEPTS



POTENTIAL TENANT CONCEPTS SUITE A



POTENTIAL TENANT CONCEPTS SUITE B

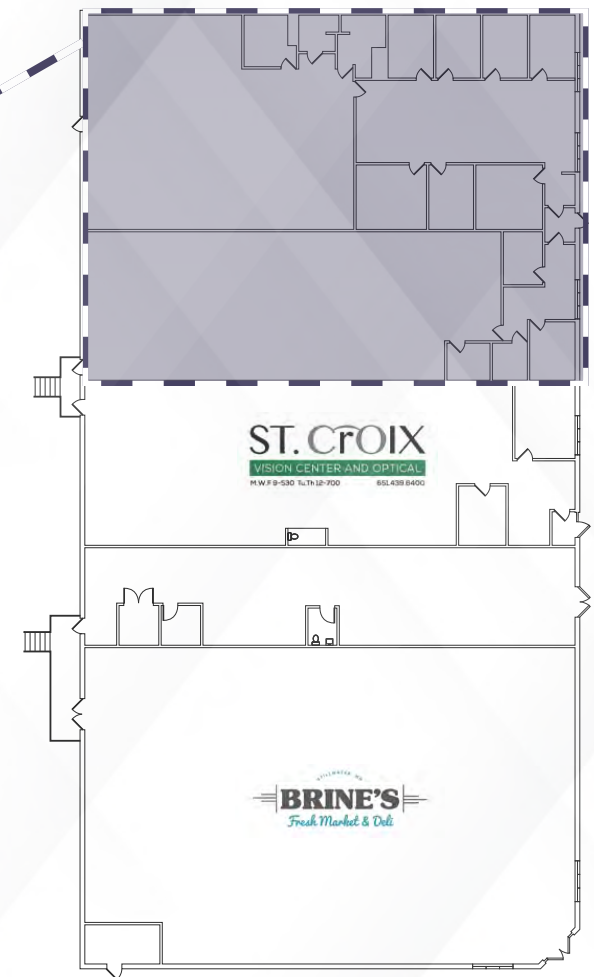
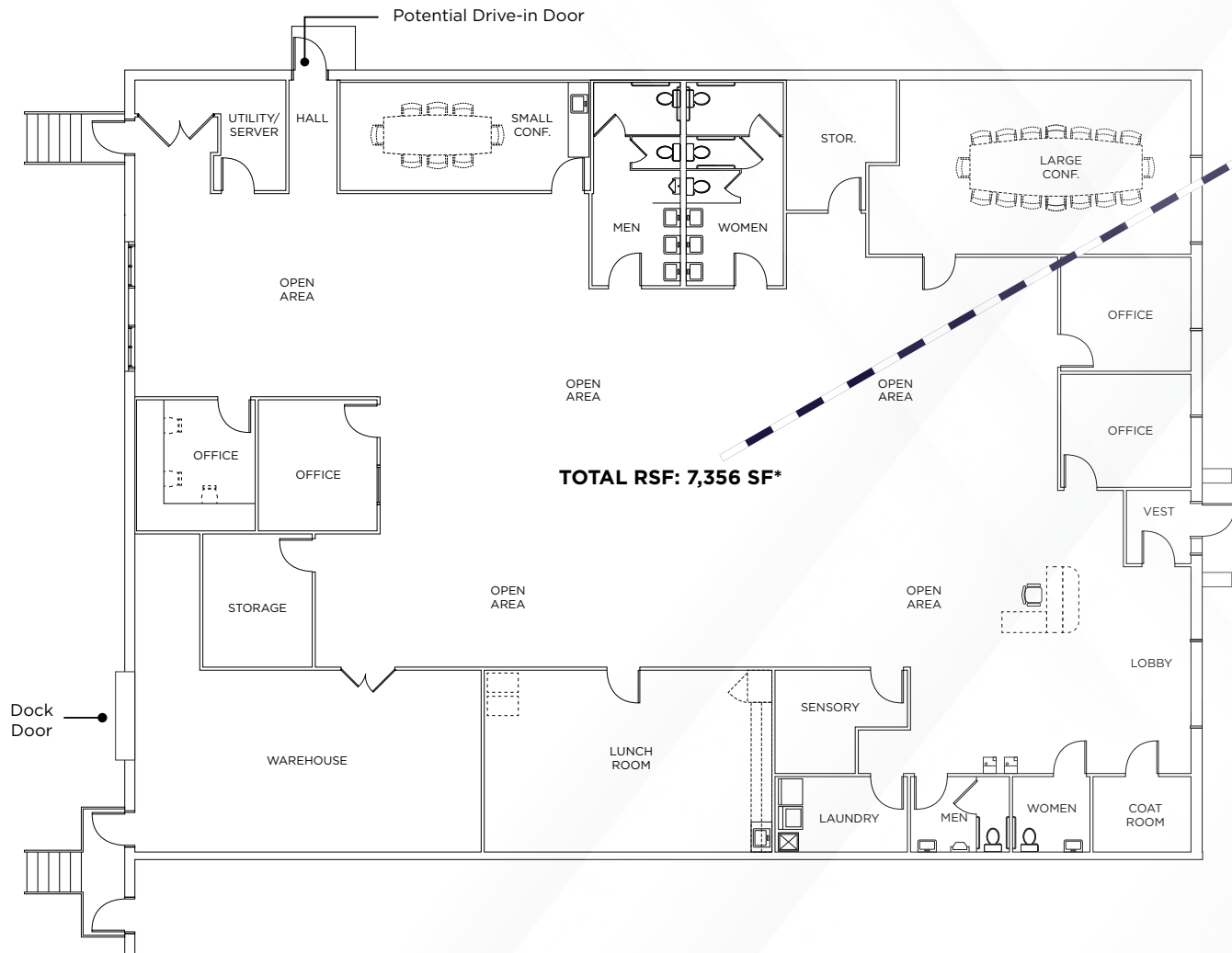


IMAGINE WHAT'S POSSIBLE

11754 WASHINGTON AVE



- ±7,356 SF Available
- Suite A Opportunity
- Suite B Opportunity
- Custom Demising Considered



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WAKEFIELD**

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Renderings are conceptual only and intended to illustrate potential configurations. Ownership may consider tenant-specific improvements for qualified tenants and lease terms. Rendering courtesy of @Prevolv
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