

FOR LEASE

# 14,508 SF AVAILABLE NEXT TO NEW ALDI

1313 PAUL BUNYAN DR NW, BEMIDJI



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**CBRE**



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## PROPERTY INFO

- In-line opportunity
- 14,508 SF
- 35,000 GLA
- Join new ALDI
- Excellent visibility from Paul Bunyan Road NW
- 16,600 VPD on Paul Bunyan Road NW
- Area tenants include:



LUEKEN'S  
VILLAGE FOODS

KOHL'S Walmart JOANN



HOBBY  
LOBBY

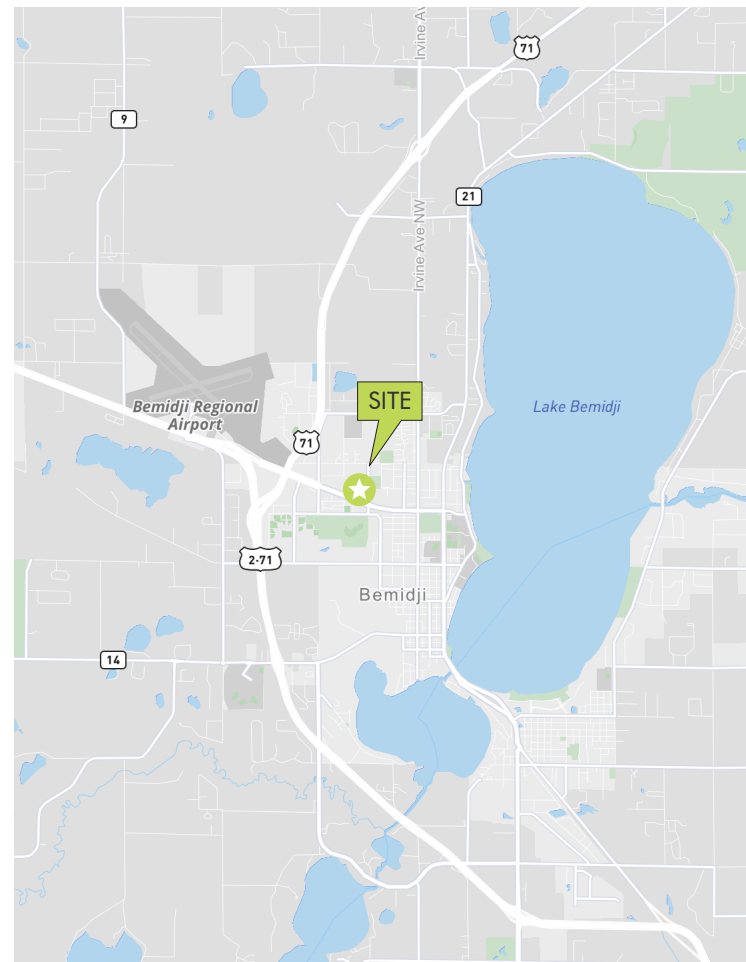
MARKETplace  
FOODS

TJ-maxx

MENARDS®

## Demographics

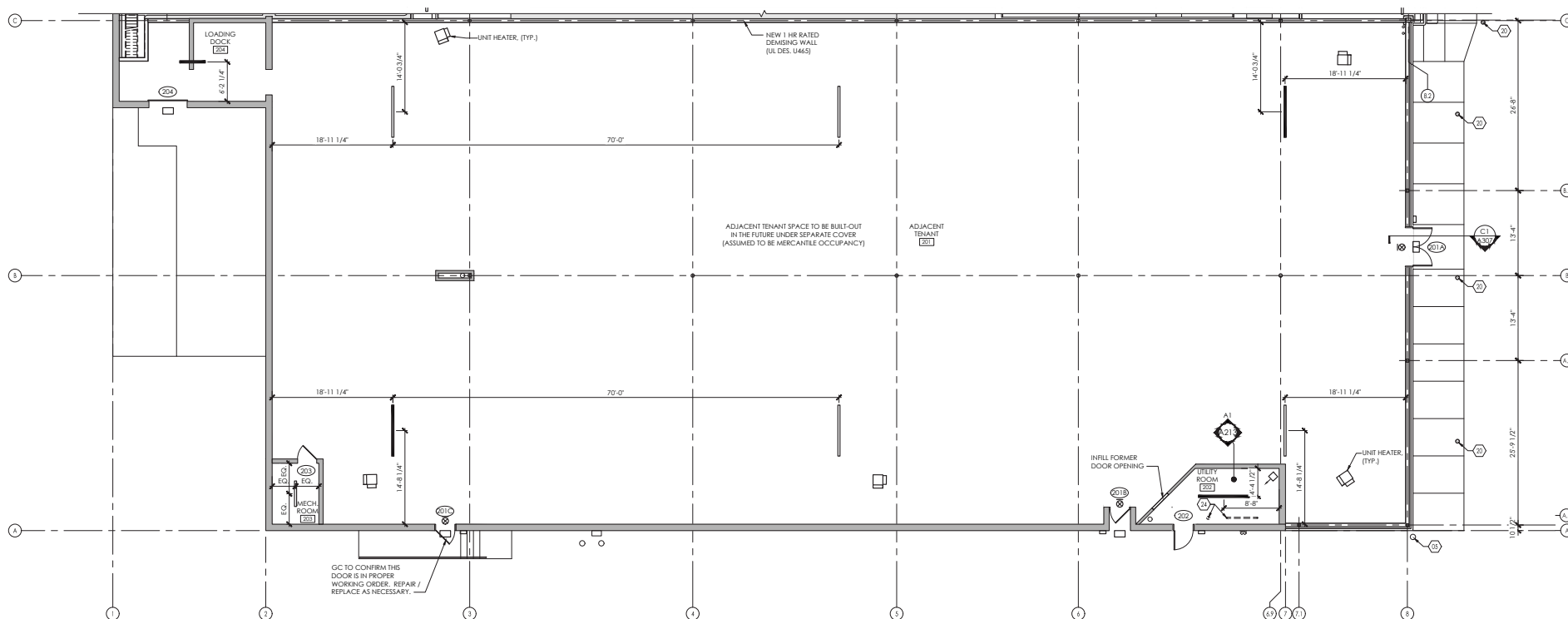
	1 Mile	3 Miles	5 Miles
2020 Population	5,162	14,234	24,122
2020 Daytime Population	9,404	19,860	28,522
Daytime Workers	6,251	11,535	14,855
Daytime Residents	3,153	8,325	13,667



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## CONTACT US

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