

REDEVELOPMENT OPPORTUNITY



RIVERBOAT LOT

Owner City of St. Cloud

Size 13,500 square feet / 0.31 acres*

Parcel 82.52885.0020

Zoning C-3 Central Business District

Existing Development Surface public parking lot containing 39 spaces.

Design Considerations Redevelopment of the Riverboat lot will need a subdivision of the existing parcel. The lot is immediately adjacent to a structured public parking ramp containing 519 spaces.

Conceptual Design Idea • Retail / Commercial

*Parcel 82.52885.0020 is 73,206 square feet / 1.68 acres however, the redevelopment opportunity is a portion of the overall parcel. A subdivision of the parcel would need to occur.

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CITY OF
ST.CLOUD
MINNESOTA



DOWNTOWN ST. CLOUD QUICK FACTS

HOUSING

59.3%

RENTER-OCCUPIED
HOUSING



29.8%

OWNER-OCCUPIED
HOUSING

The majority of downtown housing occupancy consists of renters.

HOUSEHOLDS

Average downtown household size is...



1.90
PERSONS

...compared to 2.37 for the rest of the city.

INCOMES & HOME VALUES

In downtown...



MEDIAN HOUSEHOLD INCOME

\$41,662



MEDIAN HOME VALUE

\$136,429

...compared to \$XX,XXX and \$XXX,XXX, respectively, for the rest of the city.

COMMUTING PATTERNS*

The vast majority of downtown district employees commute in to work.



7289

DISTRICT EMPLOYEES
COMMUTE IN



57

DISTRICT EMPLOYEES
**LIVE & WORK
DOWNTOWN**



659

DISTRICT EMPLOYEES
COMMUTE OUT

*Source: 2019 U.S. Census Data. Does not account for changes in commuting patterns following the COVID-19 pandemic.

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MINNESOTA

