



# BLAINE CROSSING LAND

## BLAINE, MN

Suntide Commercial  
Realty, Inc.  
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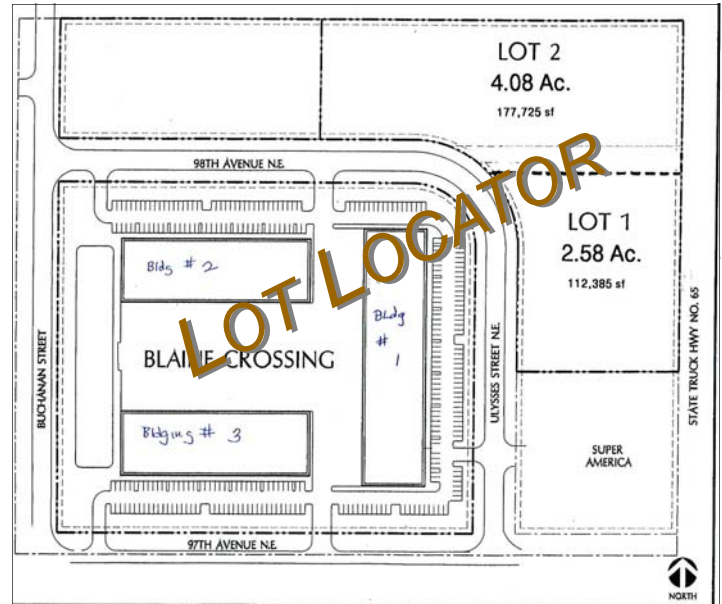
FOR  
SALE

**CONTACT**  
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### Project Highlights:

- Excellent visibility along Highway 65/Central Avenue: less than 1 mile from Highway 10
- Located near several national retailers including Kohl's, Northern Tool and Menard's
- Adjacent to the Anoka Airport and the Blaine National Sports Center
- Purchase Lots from 1.46-6.66 acres
- Zoned for Retail and Industrial/Office





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**Location** 9760 Highway 65 NE, Blaine, MN 55449 (Anoka County)

**Building SF** Build up to 80,000 sf

**Available** 1.46-6.66 acre parcels

**Zoning** Currently zoned for Retail/Office/Industrial

**Offering** \$7.00-\$9.90 psf NNN

**'09 Taxes/Specs** \$36,122

**Proximity to 10** Approximately 0.8 miles to Highway 10

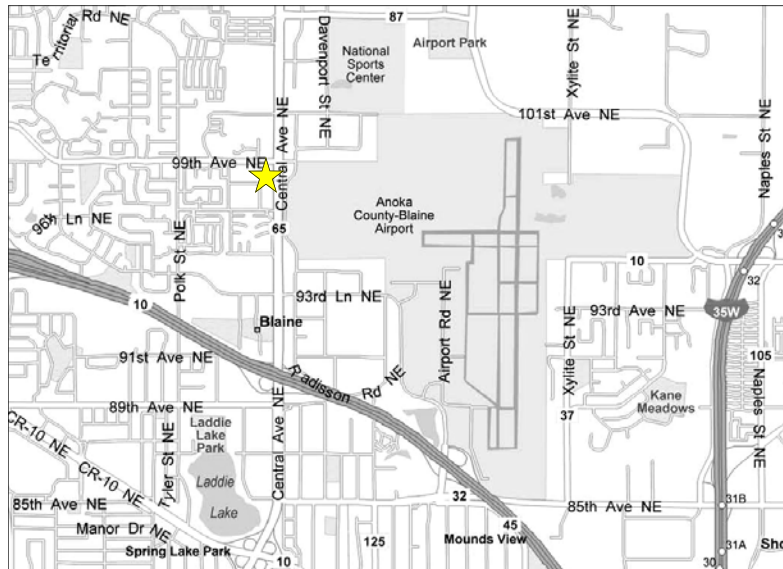
Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,253	63,203	174,450
Households	2,506	24,366	65,872
Avg. HH Income	\$73,347	\$82,382	\$86,916

**Traffic Counts**  
(MNDOT 2007)

Central Ave/Hwy 65: 54,000 vpd

99th Ave NE: 8,400 vpd

### Location Map



### Contact

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### Website

[www.suntide.com](http://www.suntide.com)

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