



BRIDGES BUILDING

MOUNDS VIEW, MN

Suntide Commercial
Realty, Inc.
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Project Highlights:

- Great single-use/freestanding building now **FOR SALE** or **FOR LEASE**
- Convenient to Highway 10 and 35W
- Neighbors a Carmike Wynnsong Cinema and Subway
- Newer construction, single level design
- Great for spiritual, educational, or other non profit end users



CONTACT

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Location 2408 County Highway 10, Mounds View, MN 55112 (Ramsey County)

Building SF 11,196 sf/single story on approximately 0.70 acres

Year Built 1999

Available SF Lease from 2,400-11,196 sf OR purchase the building outright

Lease Rate \$14.00-\$15.50, NNN

Offering Price \$1,350,000

2008 Taxes \$4.37 psf, estimated

2008 CAM \$2.50 psf, estimated

Add'l Ammenities 65+ parking stalls, 10' clear heights, 240 Amp/3 Phase electrical

Demographics (2008)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,301	61,276	180,509
Households	4,251	24,546	71,755
Avg. HH Income	\$78,516	\$88,235	\$87,469

Traffic Counts (MNDOT 2007)

County Hwy 10: 21,600 vpd

Edgewood Dr: 2,500 vpd

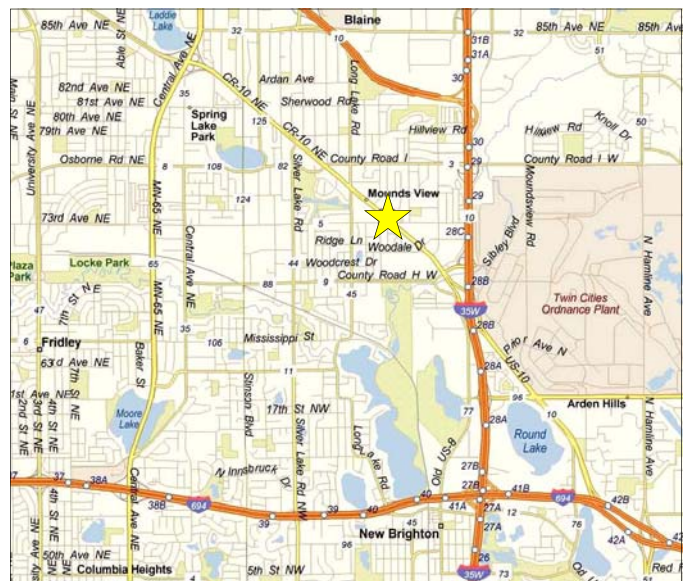
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