



FREESTANDING RETAIL

NEW BRIGHTON, MN

Suntide Commercial
Realty, Inc.
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Project Highlights:

- Great opportunity to own or lease an attractive freestanding building with easy access and plenty of on-site parking
- Opportunity to place business logo on building and building-pylon
- New Brighton is located at the intersection of I-35W and I-694, providing easy access to both Minneapolis and St. Paul Commercial Business Districts
- Join neighboring Retailers including Cub Foods, Snyder Drugs, Liquor Barrel, Taco Johns, and a host of others



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Location 2201 26th Ave NW, New Brighton, MN 55112 (Ramsey County)

Building SF 5,611 sf

Parking 34 stalls on site

Rental Rate \$12.00 psf, NNN

Offering Rate \$650,000

2009 CAM \$0.50 psf, estimated

2009 Taxes \$3.95 psf, estimated

Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,144	76,568	197,700
Households	3,828	30,683	79,990
Avg. HH Income	\$95,830	\$79,694	\$81,392

Traffic Counts
(2005)

Silver Lake Road: 10,000 vpd

Mississippi Street: 5,100 vpd

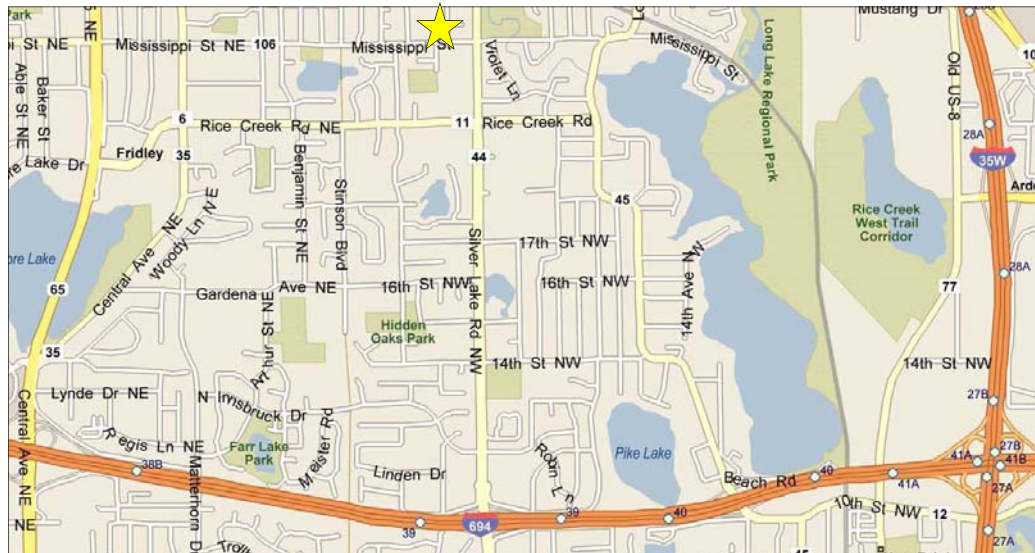
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