



FRIDLEY COMMERCE CTR

FRIDLEY, MN

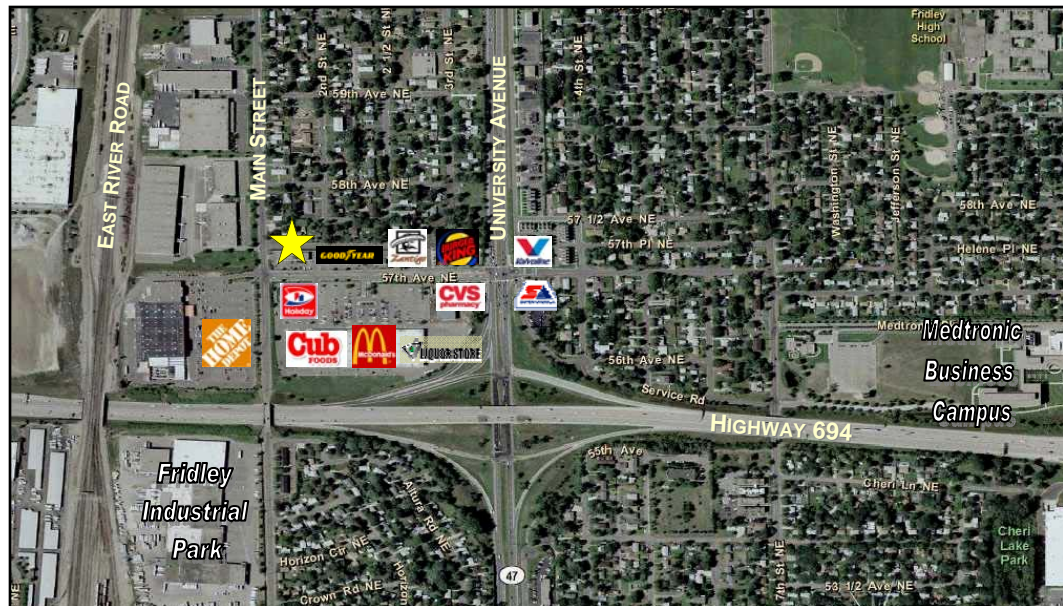
Suntide Commercial
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Project Highlights:

- Beautifully maintained neighborhood center in a well developed retail trade area
- Join strong national retailers including: Home Depot, Cub Foods, Goodyear, Holiday Gas Station, Burger King, McDonalds, CVS Pharmacy, and a host of others
- Convenient to I-694, Medtronic Corporate HQ, Unity Hospital; more than 100,000 households within 5 miles
- With strong demographics and visibility, this property is a *must see*



CONTACT

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FRIDLEY, MN

Location 201 57th Avenue NE, Fridley, MN 55432 (Anoka County)

Building SF 7,973 sf

Available 2,500-5,000 sf

Usage Type Retail/Service

Offering \$10.00-\$15.00 psf, NNN

2010 Tax \$3.80 psf, estimated

2010 CAM \$3.56 psf, estimated

Parking 40+ stalls on site

Co Tenants Join Papa Murphy's and Beauty Nails

Demographics
(2009)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,924	94,378	273,817
Households	4,205	38,751	109,657
Avg. HH Income	\$60,050	\$73,692	\$72,603

Traffic Counts
(MNDOT 2005)

University Ave: 34,000 vpd

57th Ave NE: 14,000 vpd

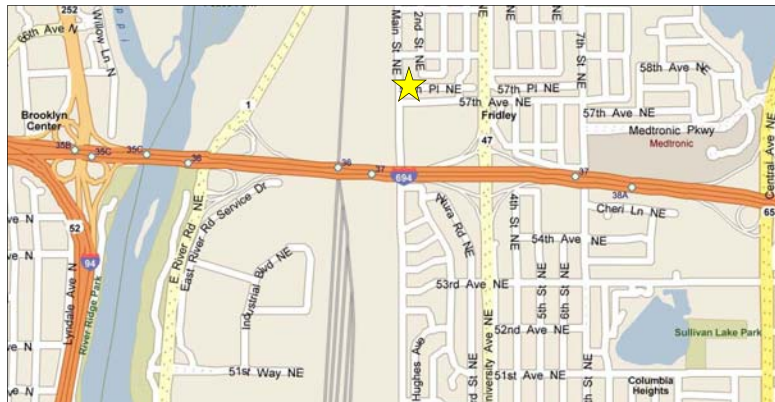
Hwy 694: 140,000 vpd

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