



HAM LAKE RETAIL

HAM LAKE, MN

Suntide Commercial
Realty, Inc.
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Project Highlights:

- Opportunity to establish or relocate your business in the rapidly growing Ham Lake community
- Highly visible lease or sale opportunity along a well-travelled highway (traffic counts exceed 30,000 vpd)
- 7,396 square foot end-cap available with abundant on-site parking
- New Service Road planned in mid-2010 to create stronger access to the project



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Location	17638 Central Avenue, Ham Lake, MN 55304 (Anoka County)
Space Size	7,396 sf
Purchase Price	Negotiable
Rental Rate	\$10.00 psf, NNN
2009 CAM	\$0.50 psf, estimated
2009 Taxes	\$1.37 psf, estimated
Nearby Retail	DQ, Holiday Gas, Grocery, Barbershop, Tax Service, Century Bank, BK

Demographics (2009)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population	10,379	31,024	73,250
Households	3,570	10,268	24,168
Avg. HH Income	\$89,592	\$103,240	\$105,513

Traffic Counts (MNDOT 2007)

Highway 65: 30,500 vpd
Crosstown Blvd: 9,400 vpd

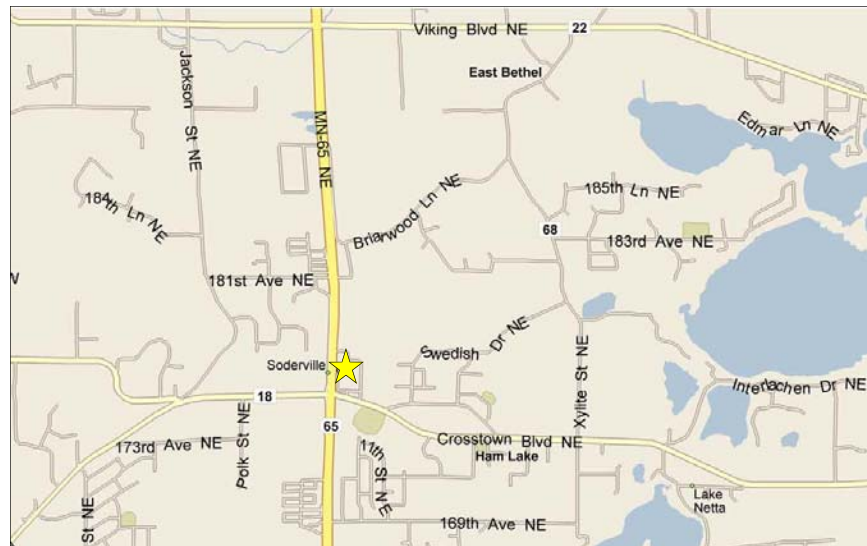
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