



NORTHLAND PLAZA

FOREST LAKE, MN

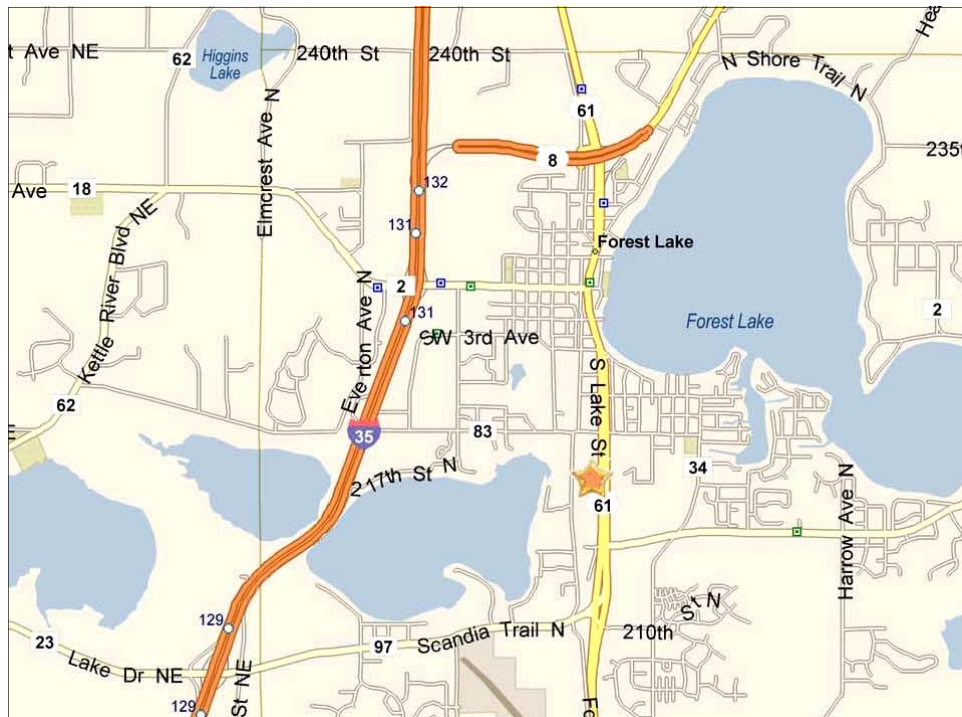
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Project Highlights:

- Convenient to Highway 61 and Interstate Highway 35E
- Lease from 1,560 up to 1,753 square feet of commercial/retail space
- Join co-tenants to the project: Friar Tuck's Pub, Hawaiian Tan & Massage, a Dry Cleaners, and B&B Carpet One
- Nearby businesses include: Allina Medical Clinic, Pizza Man, Sprint, Fastenal, Central Bank, and a Holiday Station Store.



CONTACT
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NORTHLAND PLAZA

FOREST LAKE, MN

Location 1500 Lake Street So, Forest Lake, MN 55025 (Washington County)

Best Use Retail, Restaurant or Service

GLA 14,917 sf

Available 1,560-1,753 sf

Offering \$10.00-\$12.00 psf, NNN

Taxes \$1.87 psf, 2010 estimate

CAM \$4.44 psf, 2010 estimate

Total Ops. \$6.31 psf, estimated

Parking 85+ stalls on site

Co-Tenants Friar Tuck's Pub, Hawaiian Tan & Massage, B&B Carpet One, and a Dry Cleaners

Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,959	16,947	26,618
Households	2,229	6,644	9,869
Avg. HH Income	\$63,277	\$83,868	\$88,678

Traffic Counts
(DOT 2007)

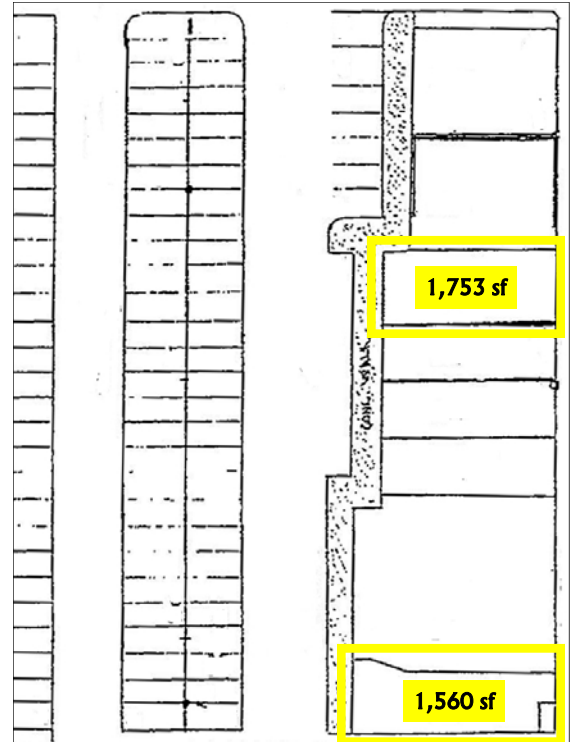
Lake St S/Hwy 61: 22,000 vpd

Scandia Tr/Hwy 97: 16,800 vpd

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