



SUNFISH COMMONS

RAMSEY, MN

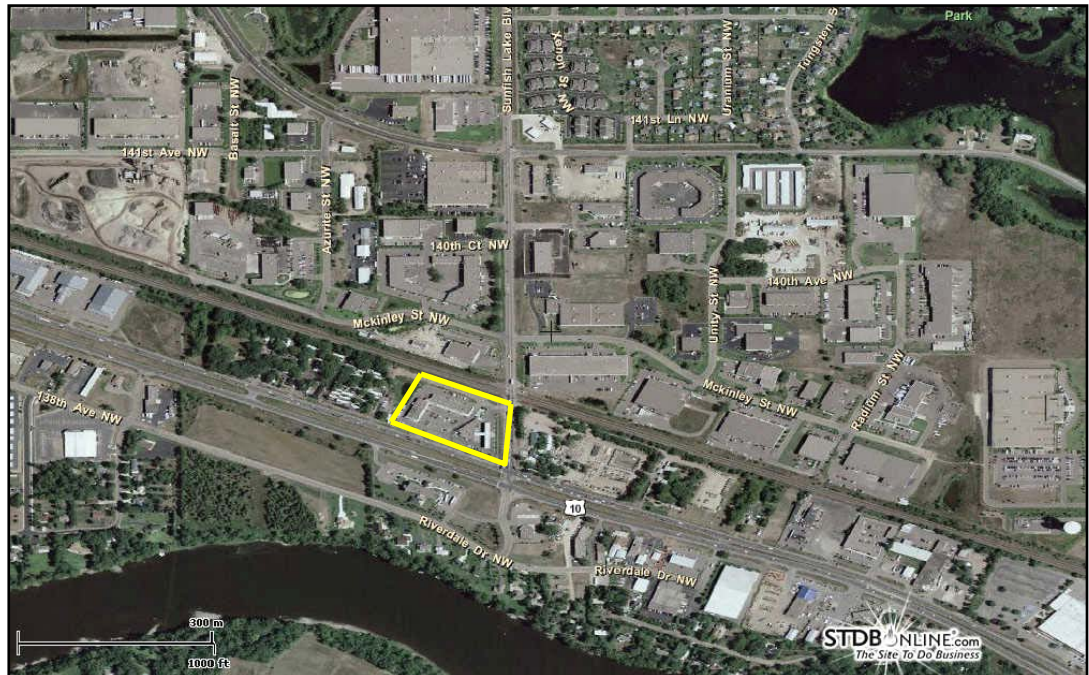
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Project Highlights:

- Excellent visibility along Highway 10/Highway 169
- Convenient access from Highway 10 and Sunfish Lake Boulevard
- Co-tenants to this project include: Spectator's Bar & Grill and Blaze Liquor
- Variety of National Retailers nearby, including: Coborn's Grocery, Caribou Coffee, Burger King, and Verizon Wireless



CONTACT

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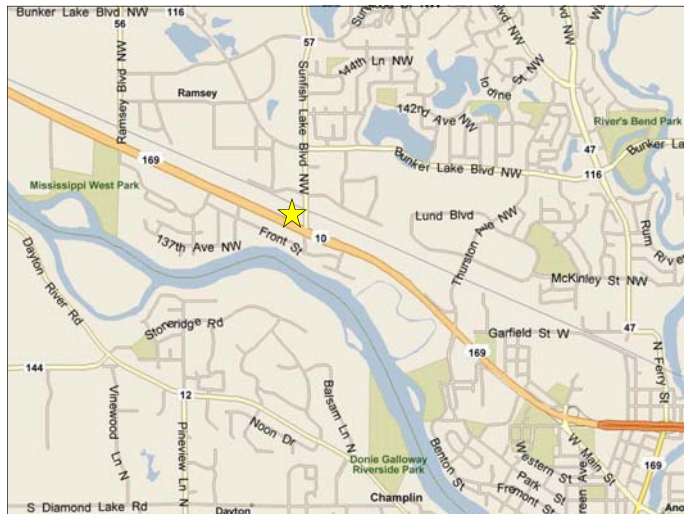


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Location	6415 Highway 10, Ramsey, MN 55303 (Anoka County)		
Building SF	27,736 sf on 3.18 acres		
For Lease	1,140-3,200 sf		
Lease Offering	Negotiable		
Taxes	\$4.23 psf, 2010 estimate		
CAM	\$3.39 psf, 2010 estimate		
Parking	165+ stalls on site		
Possible Uses	Nail or Tanning Salon, Sandwich Shop, or other retail-service end user		
Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,390	34,171	82,922
Households	1,148	12,488	29,563
Avg. HH Income	\$105,366	\$86,863	\$94,665
Traffic Counts (MNDOT 2007)	Highway 10/Hwy 169: 40,500 vpd		
	Sunfish Lake Blvd: 9,100 vpd		

Location Map



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