

NEW RETAIL DEVELOPMENT

Vadnais Heights, Minnesota



MID-AMERICA[®]
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



RETAIL OPPORTUNITY

VADNAIS HEIGHTS - NEW RETAIL DEVELOPMENT



address

1035 East County Road E
Vadnais Heights, MN 55110

availability

Up to 4,000 SF available

features

- New construction
- Monument/pylon signage available on 35E (72,000 VPD)
- 38 parking stalls
- AM side traffic
- 23,000 VPD on Cty Re E



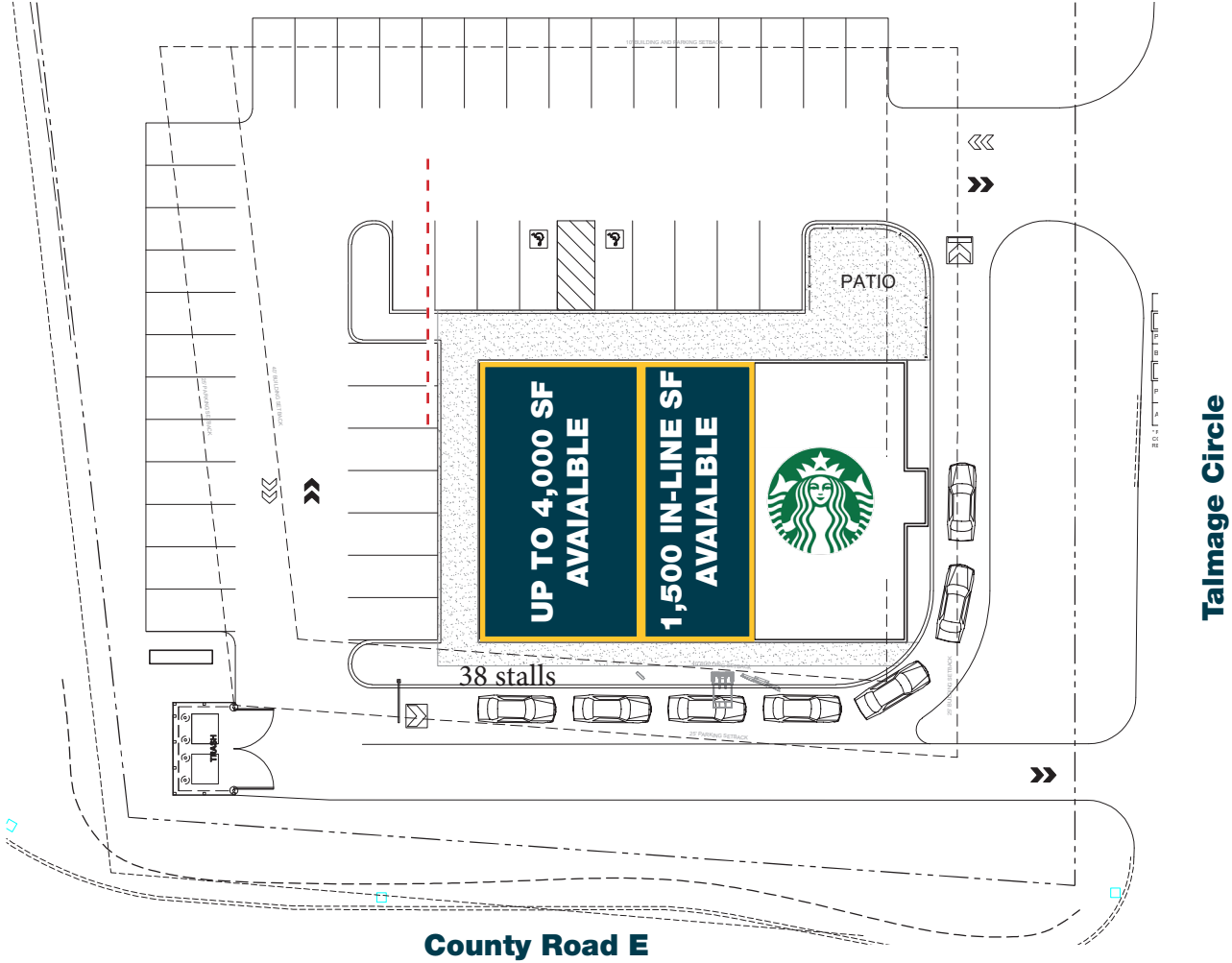
demographics

	1 MILE	3 MILE	5 MILE
POPULATION	4,199	54,128	173,910
HOUSEHOLDS	1,794	22,038	68,732
AVG HOUSEHOLD INCOME	\$75,725	\$92,286	\$93,058
DAYTIME POPULATION	9,003	65,626	170,814

area retailers



VADNAIS HEIGHTS - NEW RETAIL DEVELOPMENT



Talmage Circle

County Road E



SITE PLAN



VADNAIS HEIGHTS - NEW RETAIL DEVELOPMENT



MARKET AERIAL

VADNAIS HEIGHTS NEW RETAIL DEVELOPMENT

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