



FOR LEASE

VADNAIS HEIGHTS RETAIL CENTER

959 County Rd E E VADNAIS HEIGHTS, MN 55127

SQUARE FOOTAGE: 5,084 sf
Can Be Demised to 1,300 sf

CAM: \$5.10 sf

TAX: \$10.59 sf

FEATURES:

- Well positioned Panera Anchored Retail Strip
- Shadow Anchored by Target, Fresh Thyme Market, Xperience Fitness
- Located off Busy full Diamond Interchange 35E with Strong Traffic Counts
- Pylon Signage available
- Area tenants are Walmart, Summit Orthopedics, Country Inn and Suites, Holiday Inn, Alina Health, Fairfield Inn and Suites.

FOR MORE INFORMATION PLEASE CONTACT:

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Tim Bloom
Principal
612.701.5151 Call or Text
tim@bloomcommercial.com



EST. DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Employee	2,434	30,469	94,336
Population	4,396	54,138	174,992
Median HH Income	62,324	72,751	72,375
TRAFFIC COUNTS	HWY 694	CNTY RD E E	I-35
	97,000	24,500	85,000



VADNAIS HEIGHTS RETAIL CENTER

959 COUNTY RD E E VADNAIS HEIGHTS, MN 55127

FOR LEASE



SQUARE FOOTAGE: 5,084 sf

Can Be Demised to 1300 sf

CAM: \$5.10 sf

TAX: \$10.59 sf

FEATURES:

- Well positioned Panera Anchored Retail Strip
- Shadow Anchored by Target, Fresh Thyme Market, Xperience Fitness
- Located off Busy full Diamond Interchange 35E with Strong Traffic Counts
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