

# RETAIL FOR LEASE



1103 County Highway 10 W, Spring Lake Park, MN 55432



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,496 SF
<b>LEASE RATE:</b>	\$10.00 - 12.00 / RSF (NNN)
<b>ESTIMATED CAM/TAX</b>	~ \$7.50 / RSF
<b>BUILDING SIZE:</b>	11,480 SF
<b>ZONING:</b>	C-2 Neighborhood & Service Center Commercial

## PROPERTY OVERVIEW

This lease space is located in a multi-tenant auto-related building. There is both building and pylon signage opportunities. Great location with excellent visibility on Highway 10, just minutes off I-35W and less than 1 mile from Northtown Mall. Traffic counts are over 23,000 vpd. Building tenants include Car-X, Auto Repair/Detailing and C & C Automotive.

## PROPERTY HIGHLIGHTS

- Great location with excellent visibility
- 23,000+ VPD on Highway 10
- Building and Pylon signage opportunities
- Ample parking on 3 sides of building and this space
- Rare availability of Showroom / Warehouse
- Batteries Plus Bulbs availability only due to construction of new location
- Variety of potential uses for this space / Very well built out
- Rear Delivery door 10' X 12'

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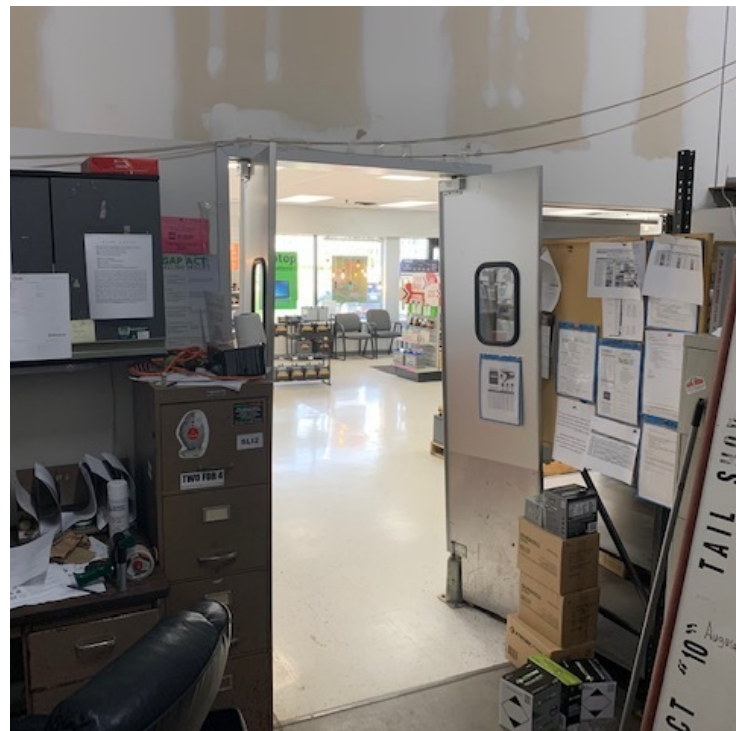
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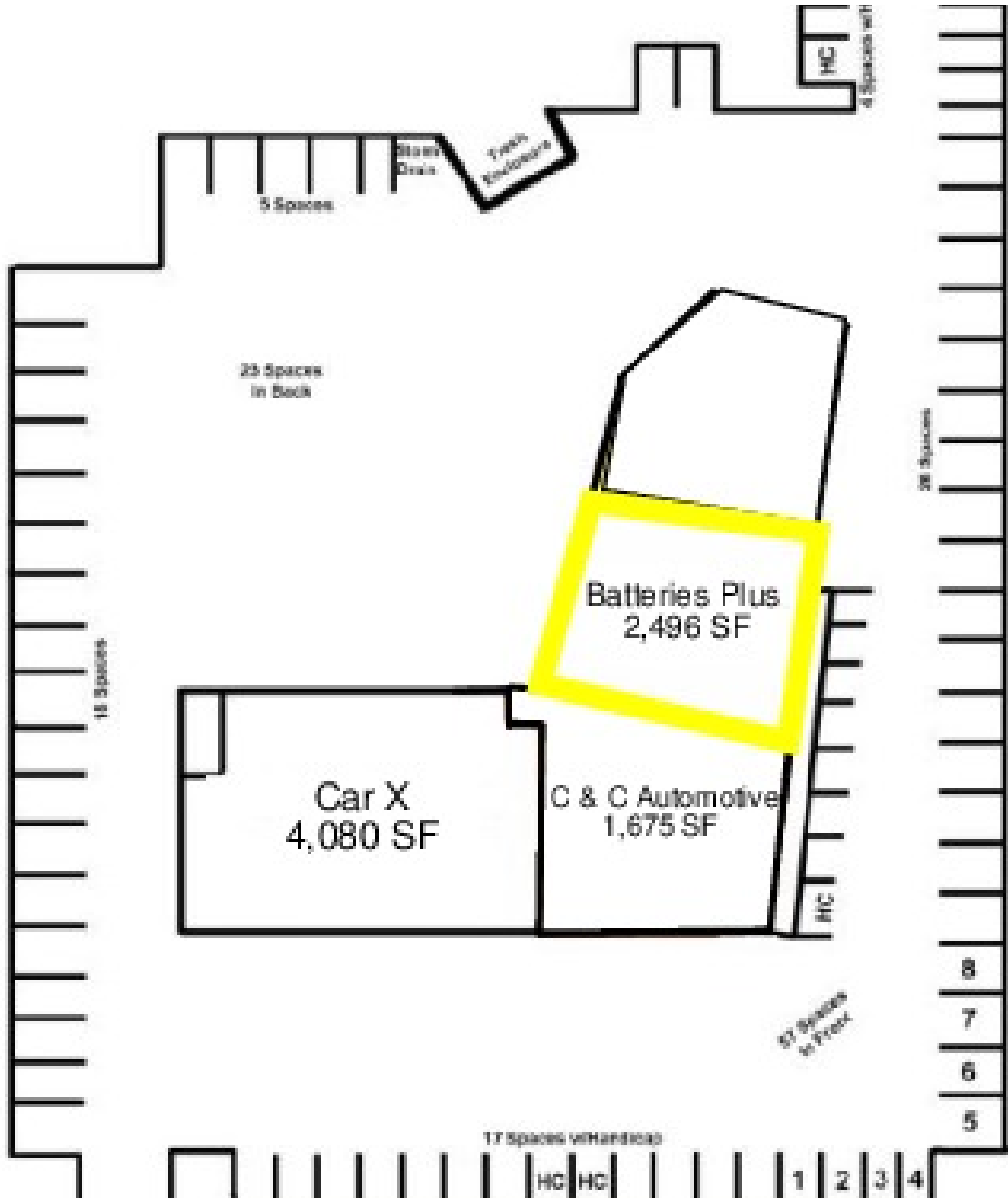
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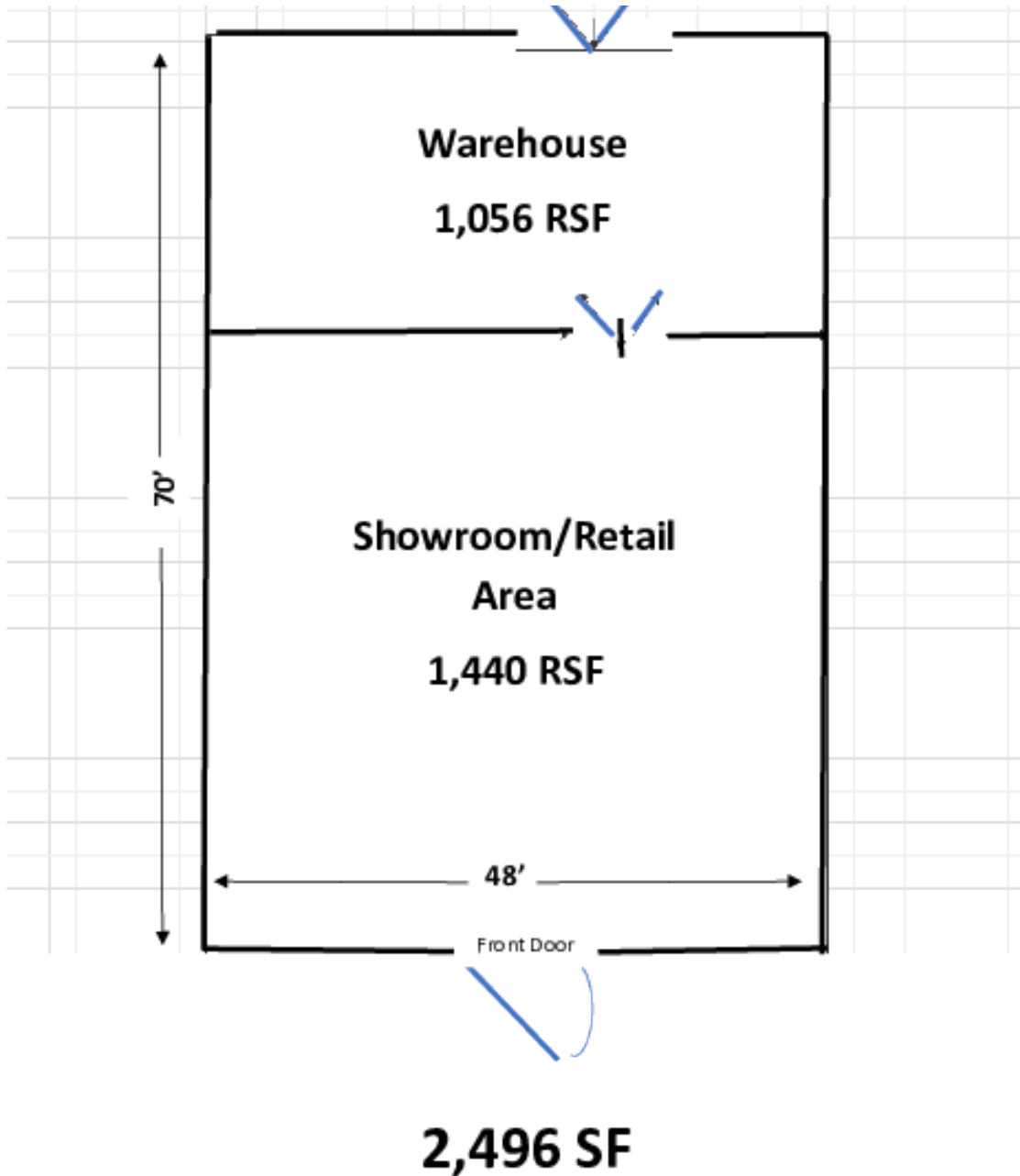
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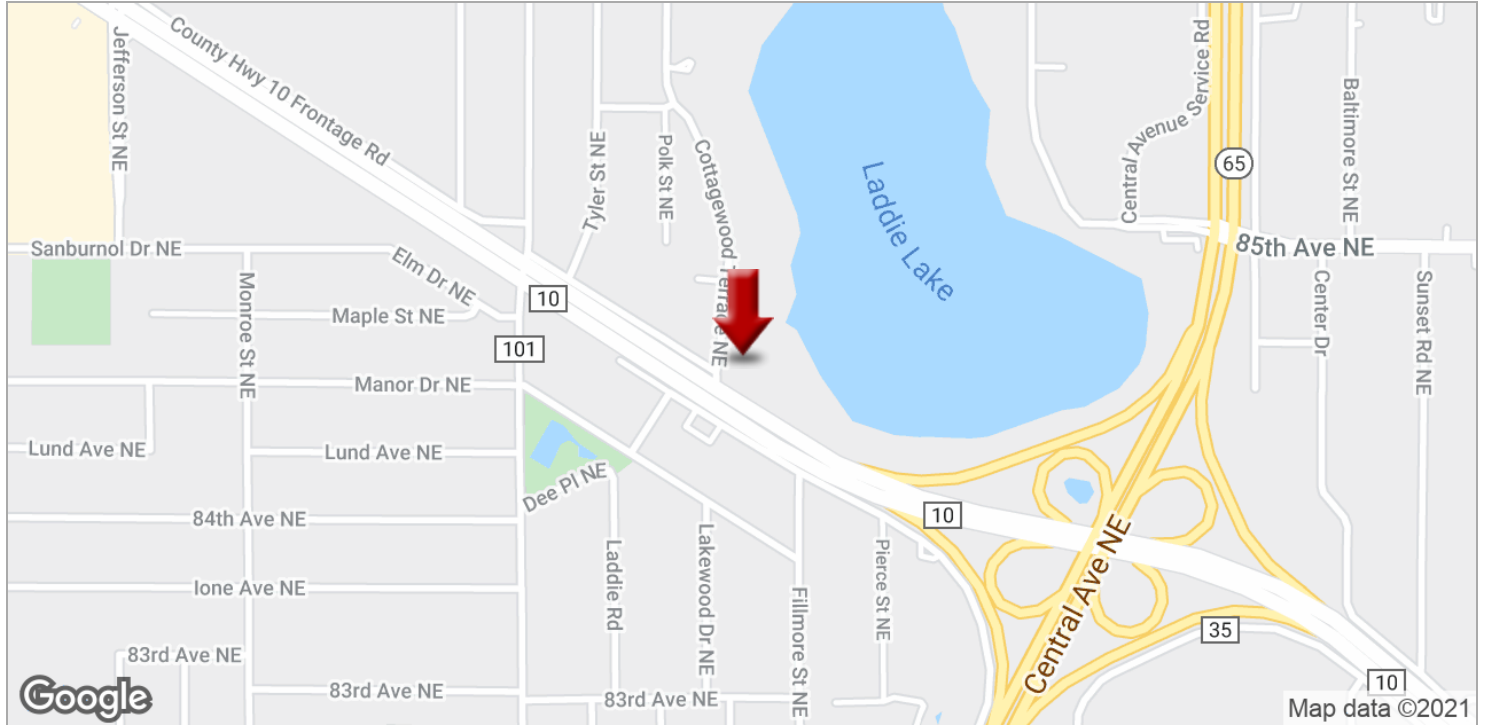
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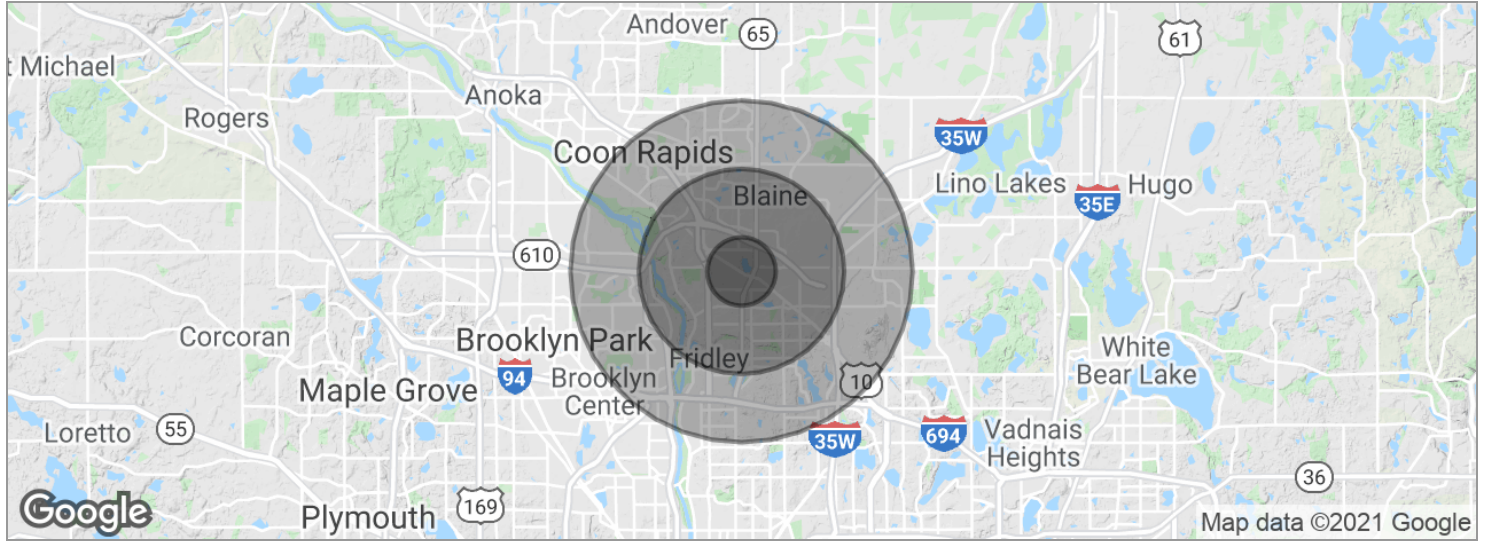
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,639	70,820	197,870
Median age	41.8	38.7	37.2
Median age (male)	37.5	36.9	36.2
Median age (Female)	44.0	39.6	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,329	28,408	77,411
# of persons per HH	2.3	2.5	2.6
Average HH income	\$68,191	\$68,216	\$71,148
Average house value	\$201,542	\$200,771	\$220,668

\* Demographic data derived from 2010 US Census

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