

RETAIL FOR LEASE

EDGEWOOD COMMERCE CENTER

2436 County Hwy 10, Mounds View, MN 55112



AVAILABLE SF: 2,483 SF

LEASE RATE: Negotiable

LOT SIZE: 2.56 Acres

2021 TAX/CAM: \$6.30 SF / CAM
\$3.65 SF / Taxes

BUILDING SIZE: 7,866 SF

YEAR BUILT: 2003

ZONING: PUD - Planned Unit Development

CROSS STREETS: Edgewood Drive

PROPERTY OVERVIEW

The Edgewood Commerce Center is located on County Hwy 10 (Mounds View Blvd) offers high visibility and pylon signage. The Center sits at a signalized intersection with a dedicated turn lane. Approximately 1-mile west of I-35W.

Area businesses include Subway, State Farm, New Vision Theatres 15, Walgreens, Mounds View City Hall, Mounds View Community Center, Irondale High School, Mermaid Event Center, and many restaurants and hotels.

Traffic Counts:

21,500 vpd on CR 10 (Mounds View Blvd)
2,800 vpd on Edgewood Drive

PROPERTY FEATURES

- Approx. 1-mile northwest of I-35W and 1/2-mile east of Long Lake Road
- Dual sided pylon signage
- Newer construction
- High visibility
- Signalized intersection with dedicated turn lane
- Across CR 10 from Mounds View City Hall Park

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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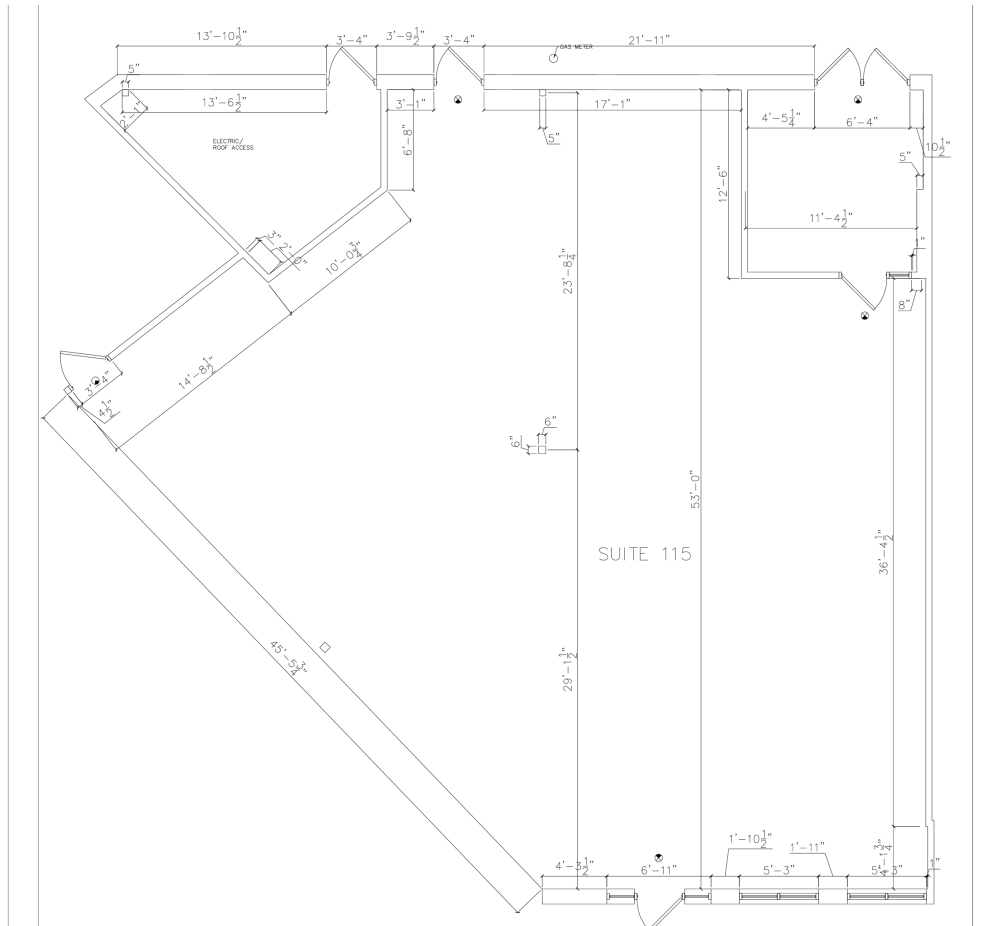
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 115 - Inline	Strip Center	NEGOTIABLE	Net	2,483 SF	VACANT

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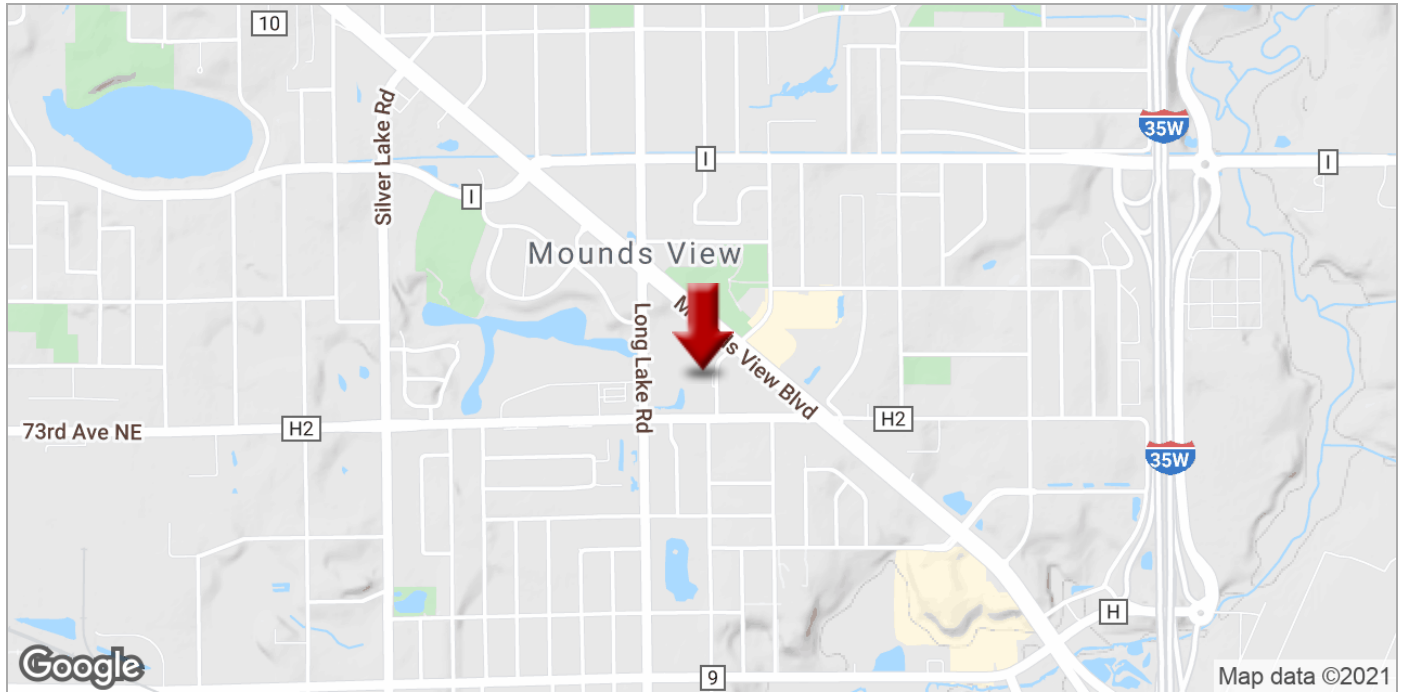
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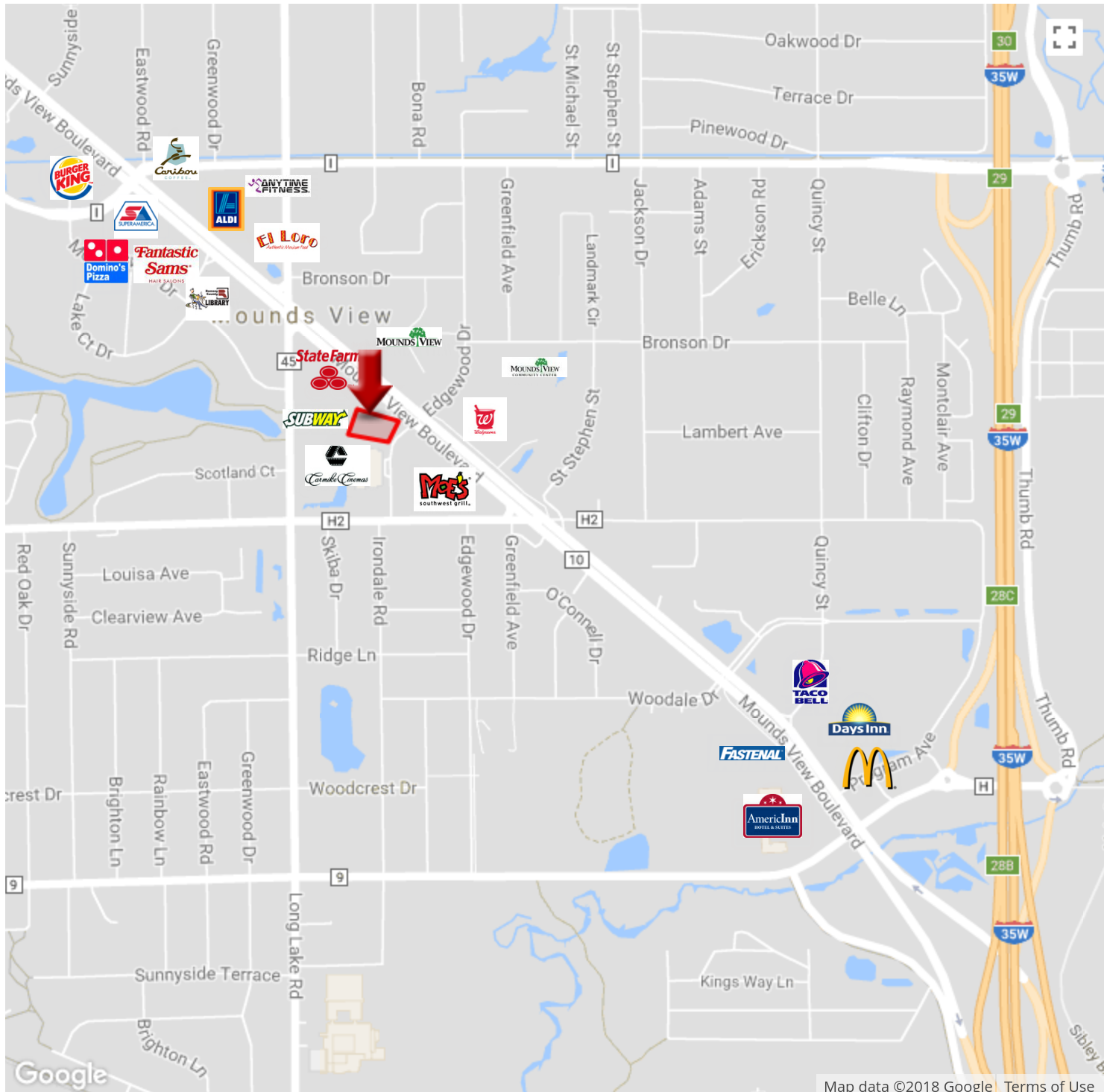
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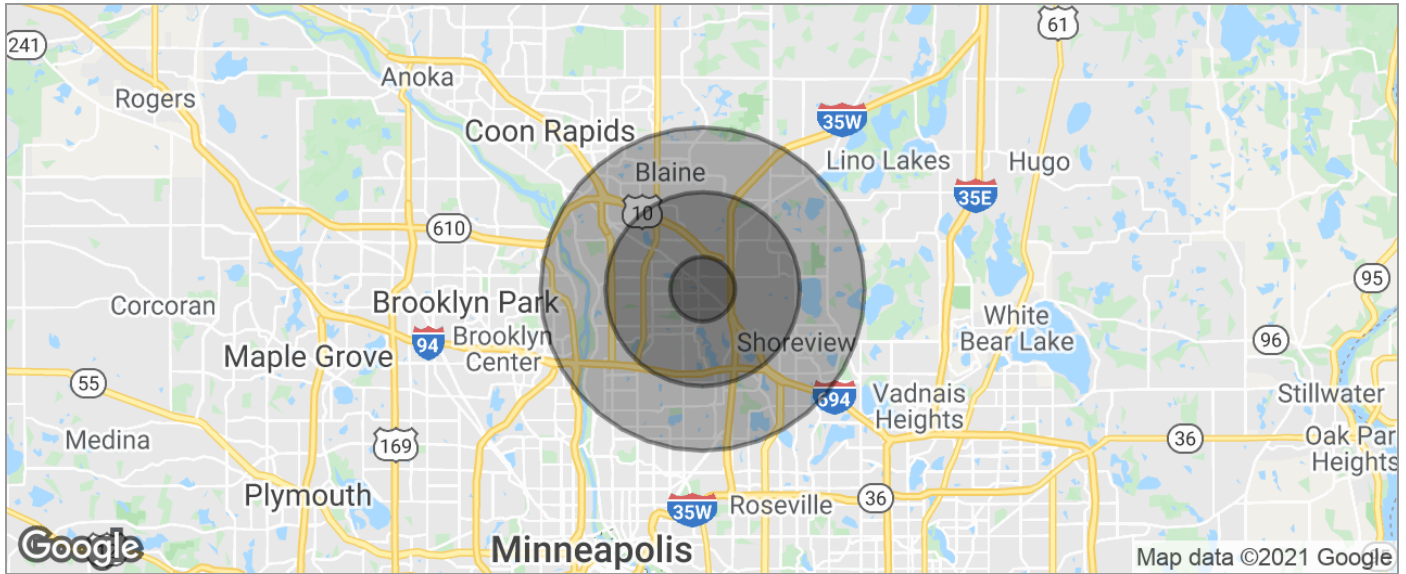
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,848	56,832	176,926
MEDIAN AGE	36.6	40.1	38.4
MEDIAN AGE (MALE)	37.4	38.7	36.9
MEDIAN AGE (FEMALE)	35.1	40.6	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,450	23,184	71,240
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$67,194	\$74,460	\$73,257
AVERAGE HOUSE VALUE	\$220,645	\$232,859	\$237,520
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.6%	85.2%	83.2%
% BLACK	4.1%	4.4%	5.7%
% ASIAN	4.3%	5.9%	5.7%
% HAWAIIAN	0.3%	0.1%	0.0%
% INDIAN	0.8%	0.4%	0.5%
% OTHER	0.3%	0.9%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.6%	4.8%	5.1%

* Demographic data derived from 2010 US Census

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