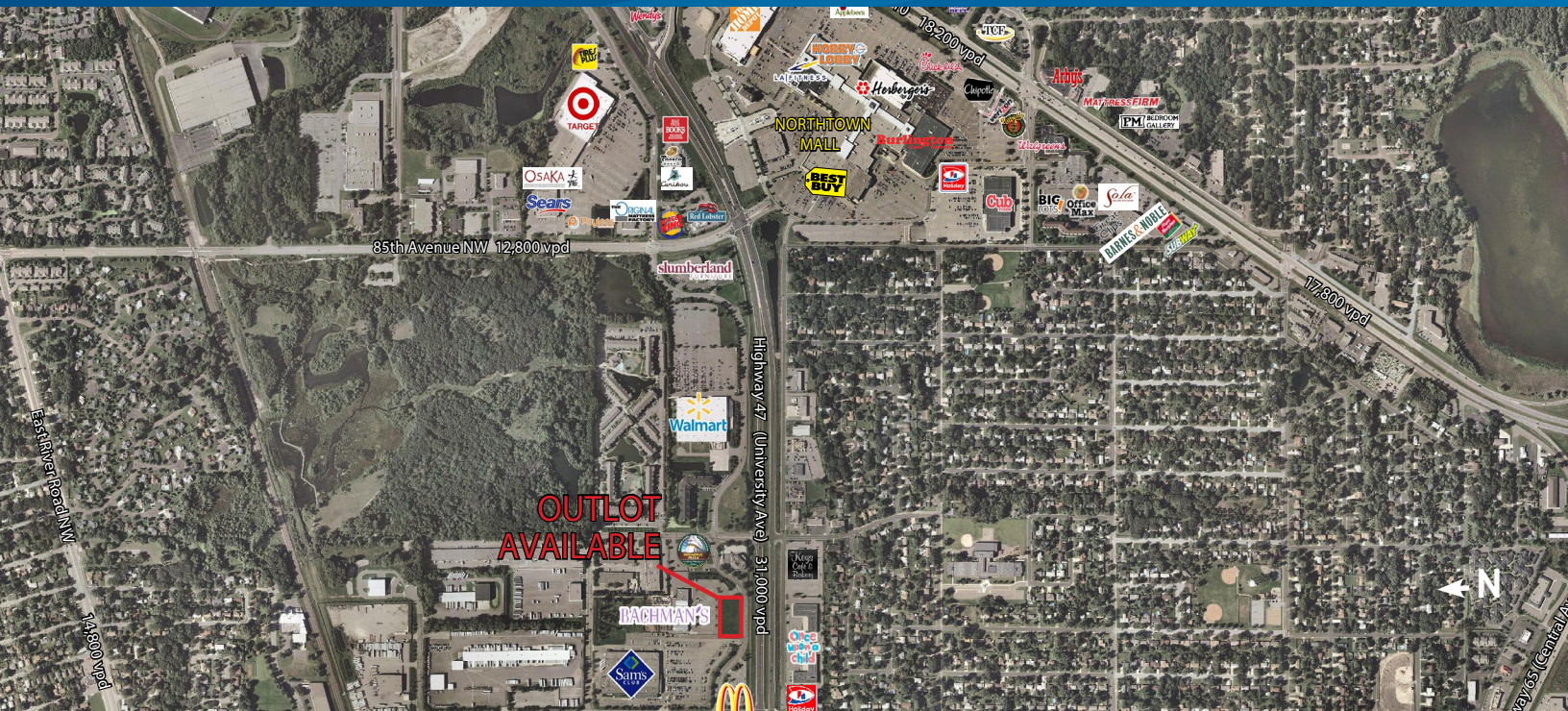


FOR LEASE OR BUILD-TO-SUIT > PRIME OUTLOT

FRIDLEY OUTLOT

HIGHWAY 47, JUST SOUTH OF COUNTY ROAD 10



Aerial Photo



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Site Information

- **Location:** In front of Bachman's - along Highway 47 (University Ave)
- **Description:** Prime Outlot
- **Parcel Size:** 1.21 Acres
- **Zoning:** C-3 General Shopping Center District
- **PID:** 02-30-24-23-0023
- **AVAILABLE FOR LEASE OR BUILD-TO-SUIT**

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,073	76,411	227,048
Median HH Income	\$53,908	\$61,661	\$68,552
Average HH Income	\$68,522	\$77,838	\$78,201

* 2016 Estimates provided by Esri

TRAFFIC COUNTS:

- 31,000 vpd - University Avenue NE
- 12,800 vpd - 85th Avenue NW

* 2014 traffic counts provided by MNDOT

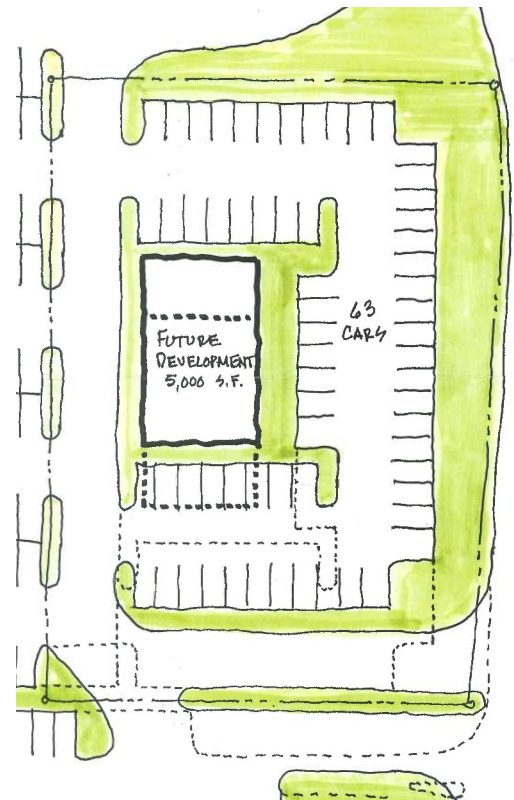
NEARBY TENANTS:

- Bachman's
- Walmart
- Burlington
- Sam's Club
- Slumberland
- Michaels
- Target
- Best Buy
- Marshalls
- The Home Depot
- Hobby Lobby
- Cub Foods

COMMENTS:

Premium outlot available for lease or build-to-suit in the Northtown trade area - just south of Northtown Mall. With the highest traffic count in the trade area (31,000 vehicles per day) this outlot is strategically positioned along Highway 47/University Avenue NE. This outlot is owned by Bachman's, which operates a high quality floral gift and garden center on adjacent property. Ideally located between a high-volume Walmart and Sam's Club.

Sample Site Plan



Contact Us

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