

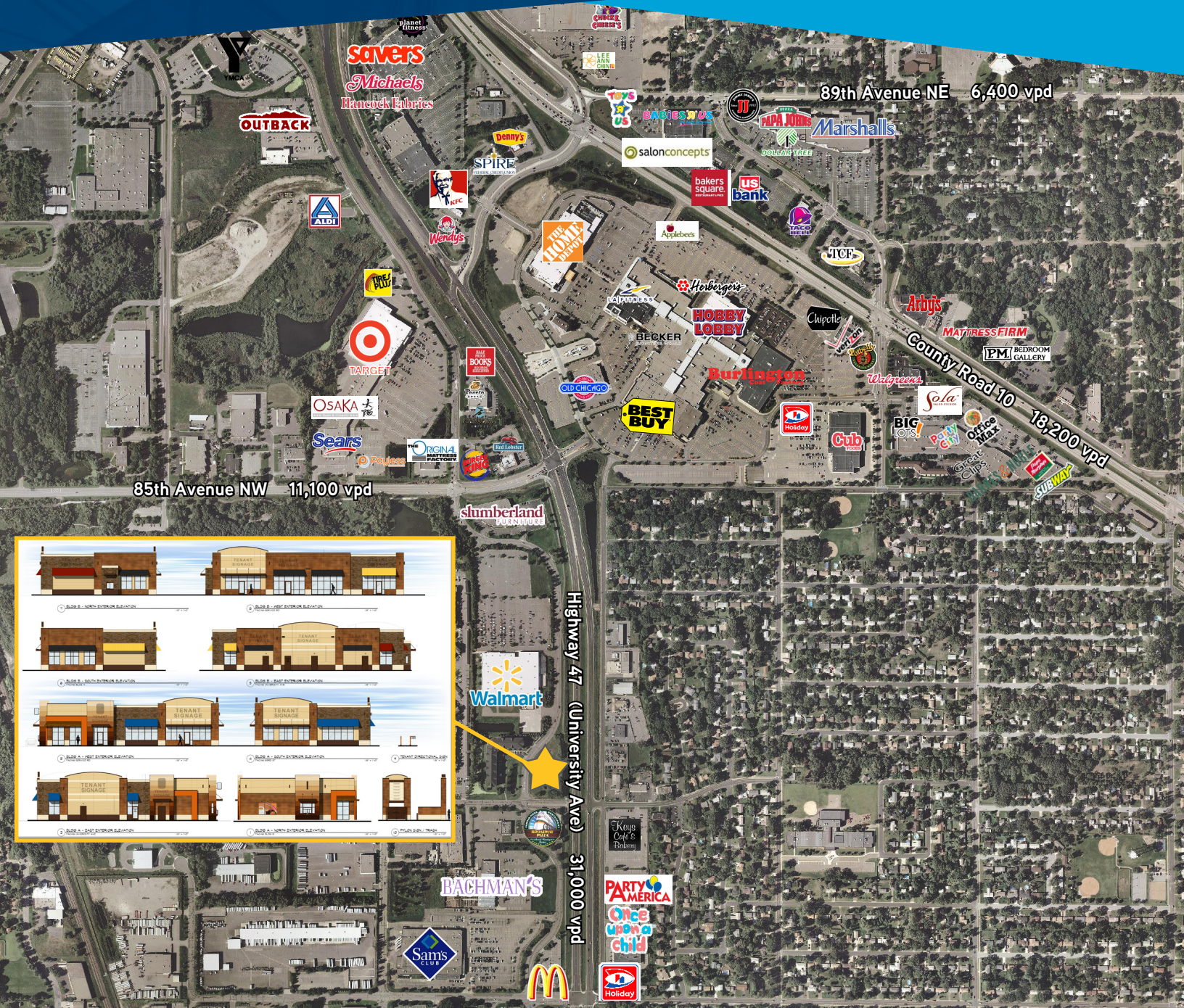
RETAIL SPACE FOR LEASE >

Fridley Development

NWQ University Ave & 83rd Ave NE | Fridley, MN 55432



Accelerating success.



CONTACT US

Molly Townsend

952 897 7825

molly.townsend@colliers.com

Mark Kampmeyer

952 897 7711

mark.kampmeyer@colliers.com

FRIDLEY DEVELOPMENT > FOR LEASE

SITE INFORMATION:

- > Description Planned Development
- > Completion Date Fall 2018
- > Building GLA 11,485 SF

AVAILABILITY:

- > For Lease 1,100 - 6,035 SF
- > CAM & Taxes \$10.00 PSF

DEMOGRAPHICS:

Radius	1 Mile	3 Mile	5 Mile
Population	8,045	75,943	226,256
Median HH Income	\$55,482	\$62,205	\$62,706
Average HH Income	\$71,262	\$79,280	\$80,741

Source: ESRI 2017, Estimates

TRAFFIC COUNTS:

- > University Ave: 31,000 vpd

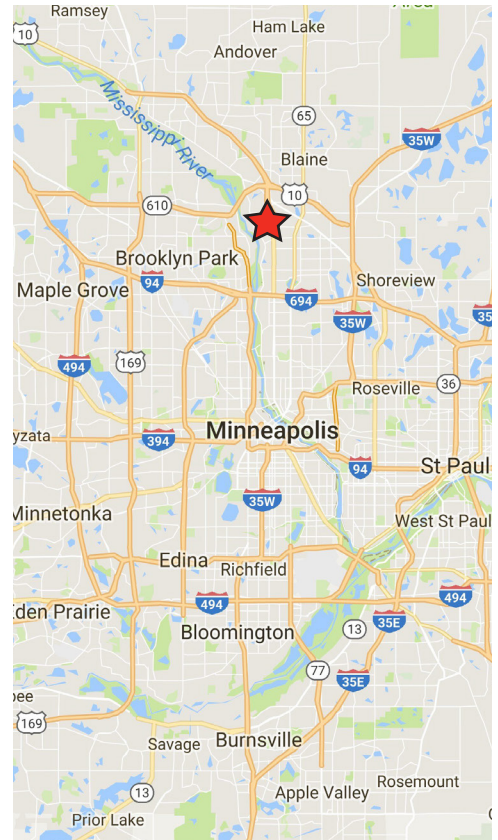
* Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars

AREA TENANTS:

- > Sam's Club
- > Walmart
- > Broadway Pizza
- > Bachman's
- > McDonald's
- > Once Upon a Child
- > Keys Cafe & Bakery
- > Slumberland
- > Target
- > Burlington
- > Hobby Lobby
- > LA Fitness
- > Burger King
- > Old Chicago
- > Best Buy
- > Red Lobster
- > Panera
- > Payless Shoes

COMMENTS:

- > Planned development on University Ave located between Sam's Club and Walmart
- > Co-Tenant: Dunkin' Donuts
- > Drive-thru and end cap spaces available
- > Located near Target, Cub Foods, Hobby Lobby, Herberger's and Best Buy
- > Great traffic counts and surrounding population density



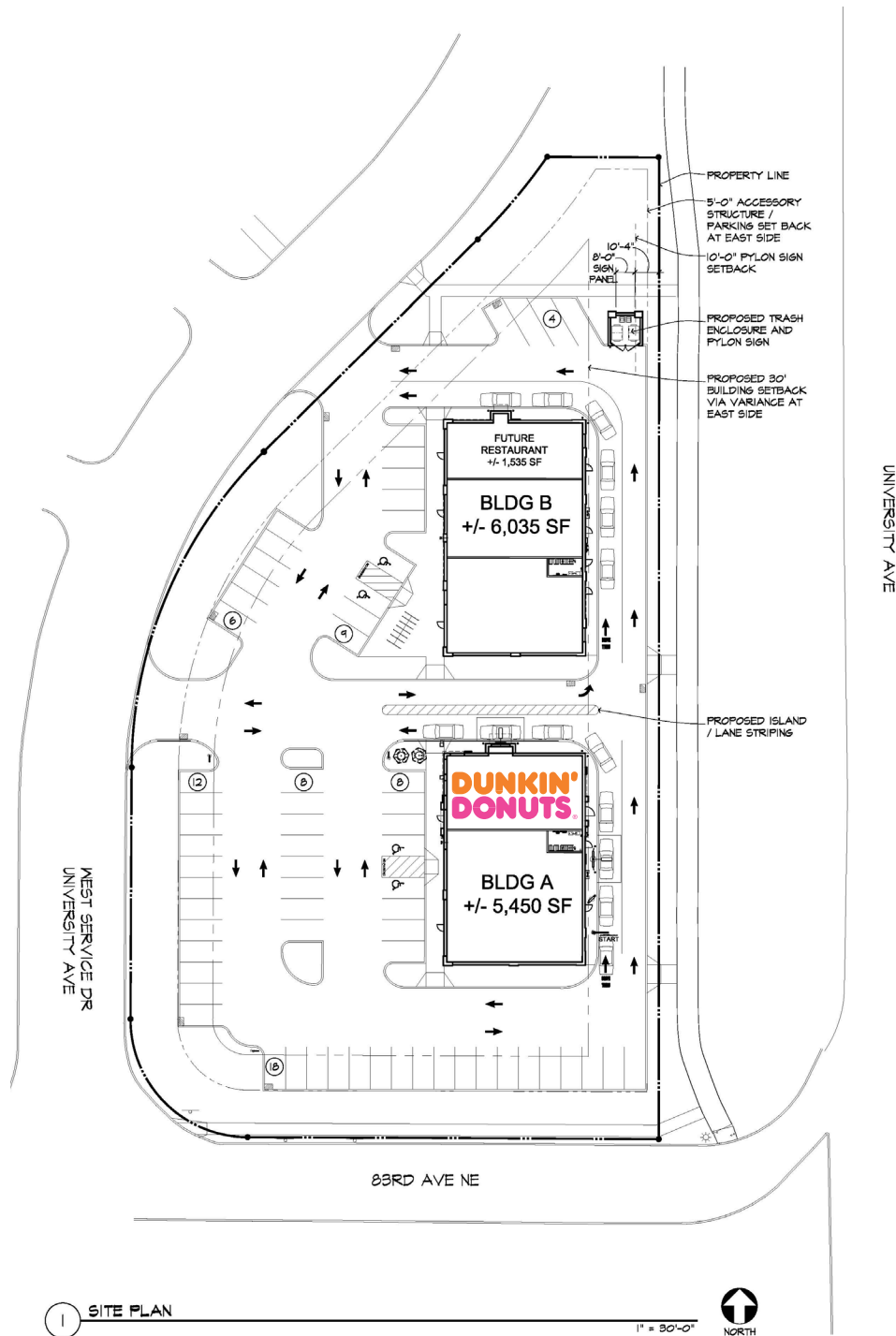
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FRIDLEY DEVELOPMENT > SITE PLAN



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mark.kampmeyer@colliers.com



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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp