

RETAIL SPACE FOR LEASE >

# Moore Lake Commons West

999-1099 E Moore Lake Drive | Fridley, MN



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## Site Information

Location	NEQ Central Ave & E Moore Lake Dr
Description	Neighborhood Retail Center
Building Size	65,000 SF
Year Built	1968   Renovated 1988
Zoning	Retail

### AVAILABLE:

1,500 SF - 12,000 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	10,273	94,451	235,960
Median HH Income	\$59,503	\$56,261	\$57,531
Average HH Income	\$75,581	\$73,479	\$75,497

*\* Source: ESRI 2016 Est.*

### TRAFFIC COUNTS:

Central Avenue	30,500 vpd
E Moore Lake Drive	8,300 vpd

*\* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars*

### 2017 EST. CAM & REAL ESTATE TAX:

\$1.54 per square foot CAM

\$0.34 per square foot Insurance

\$2.97 per square foot Tax

\$4.85 total per square foot

### CENTER TENANTS:

- > Subway
- > Dave's Sports Shop
- > New Horizon Academy

### AREA TENANTS:

- > US Bank
- > Cub Foods
- > CVS
- > AutoZone
- > Home Dept
- > Target
- > Petco
- > Menards
- > Savers
- > Lifetime Fitness
- > Medtronic World Headquarters

### COMMENTS:

Retail neighborhood center shadow anchored by Lifetime Fitness and within close proximity to the Medtronic World Headquarters with a diverse mix of both national and local retailers that drive consistent traffic to the center. The center has up to 12,000 SF available that can be demised to accommodate small to mid-sized retailers seeking a location in the market.



## Contact Us

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