

FOR SALE OR LEASE



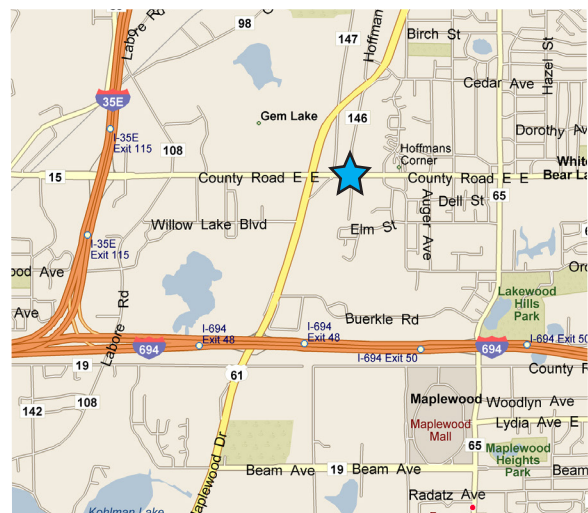
Hoffman Corners Retail Center II

VADNAIS HEIGHTS, MINNESOTA



Property Information

- › 4,800 square foot multi-tenant, retail building
- › Expandable to 7,200 square feet total
- › Possible drive thru
- › Located in SEQ of Hoffman Road & County Road E east
- › New exterior
- › Access to I-694 via Highway 61
- › Access to I-35E via County Road E
- › 14,200 vehicles per day on County Road E



Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	5,999	52,447	133,245
Average Household Income	\$52,907	\$67,012	\$69,066
Median Household Income	\$47,921	\$56,662	\$58,322

COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126

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MIKE BRASS
952 897 3054 direct
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PROPERTY FACT SHEET



Hoffman Corners Retail Center II

VADNAIS HEIGHTS, MINNESOTA

ADDRESS:

1654-1658 County Road E East
Vadnais Heights, MN 55110

SALE PRICE:

Negotiable

BUILDING SIZE:

4,800 square feet

LEASE RATES:

\$10.50 per square foot

ZONING:

C-2

2017 CAM & TAX:

\$3.65 per square foot - CAM

\$3.85 per square foot - tax

\$7.50 per square foot - total



Total RSF	CAM Tax/Mo.	Base Rent	Total Base/Mo.	Est. CAM Tax/Mo.	Total Rent/Mo.
1,200	\$7.50	\$10.50	\$1,050	\$750	\$1,800

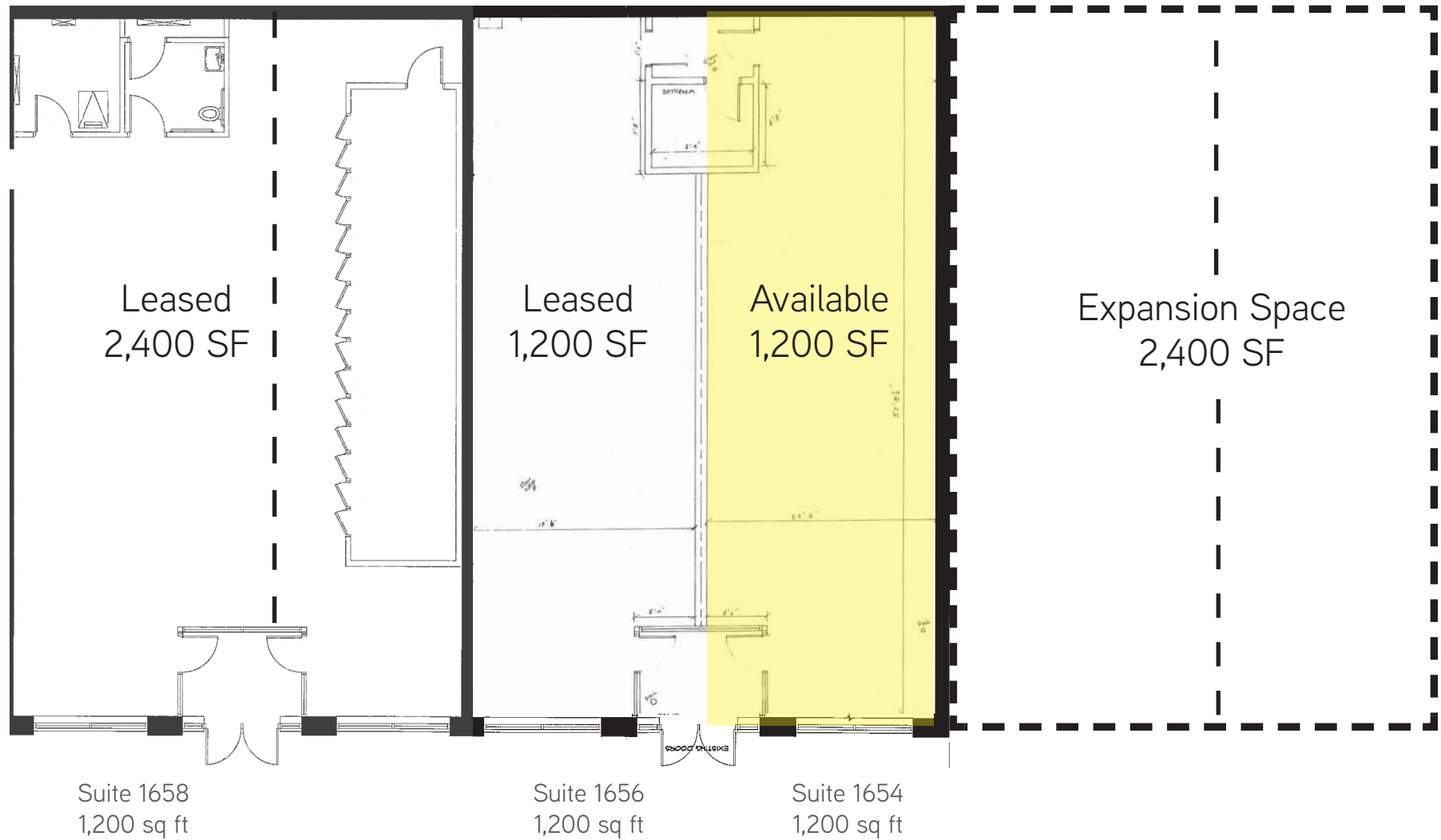
For Additional Information, Contact:

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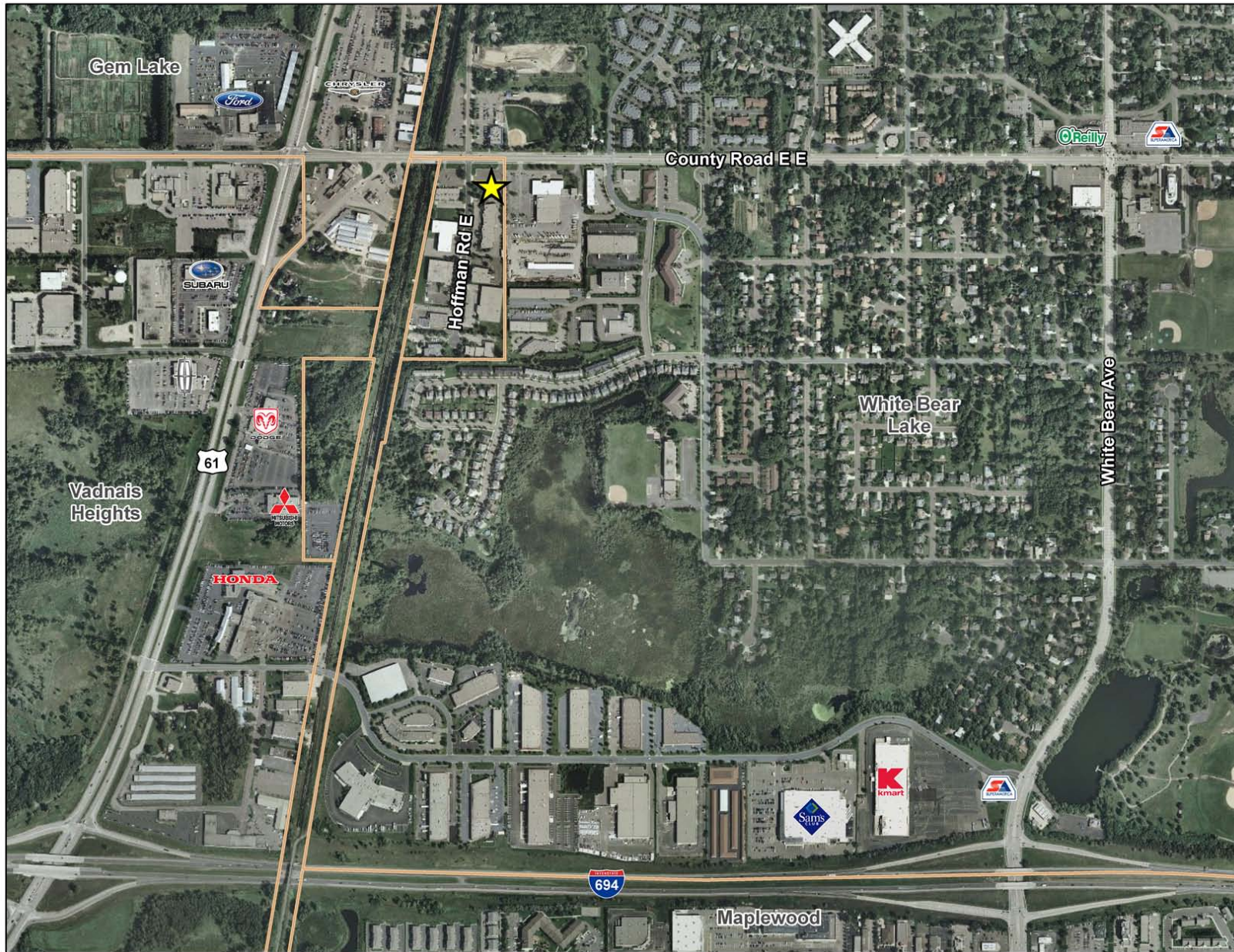
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