



Columbia Heights Retail For Lease

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PROPERTY AMENITIES

- Central Avenue Frontage
- Great access at signalized intersection
- Exceptional visibility
- Just north of planned Hy-Vee
- One mile south of 1-694, Target and Menards
- 31,000 + vehicle per day on Central Ave and 49th NE
- Located at the foot of walking bridge across Central
- Zoned General Business District

Central Ave NE & 49th Ave NE

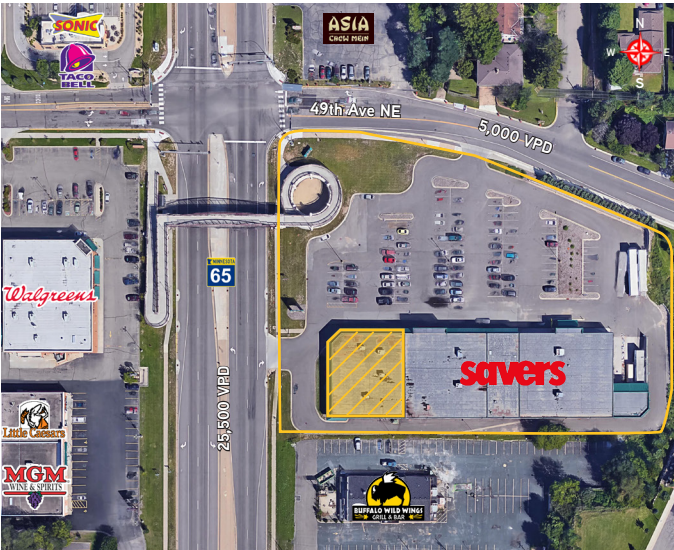
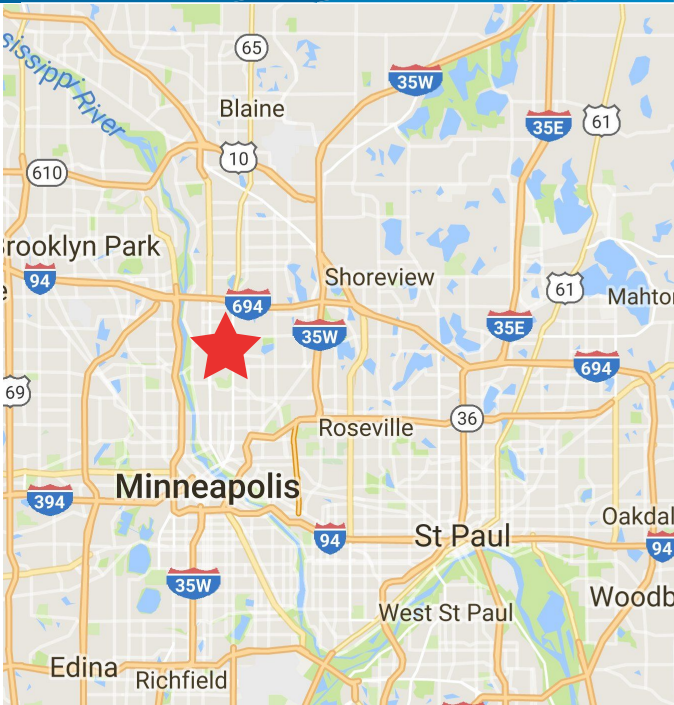
PROPERTY FACTS

Address:	4853 Central Ave NE, Columbia Heights, MN 55421
Total Building Size:	33,648 SF
Space for Lease:	3,000-8,000 SF
Base Rent:	\$14.50 PSF NNN
Taxes:	\$2.81 PSF
Operating Expenses:	\$1.95 PSF (est.)
Traffic Counts:	25,500 VPD - Central Ave NE 5,000 VPD - 49th Ave NE

	1 MILE	3 MILES	5 MILES
2016 Population	17,269	104,799	283,348
2016 Median Household Income	\$51,200	\$54,584	\$53,905
2016 Average Household Income	\$66,197	\$72,244	\$71,700

“3,000 - 8,000 square feet of end cap space can be divided from the very successful operating Savers store in a neighborhood strip center on the east side of busy Central Ave in Columbia Heights. Located between Columbia Heights High School and Columbia Academy along with Valley View Middle School. Situated at the foot of the walking bridge that cross over Central Ave to Walgreens.”

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