

FOR SALE

7550 Highway 10 NW Ramsey, MN



PROPERTY FEATURES

- Redevelopment site along US Highway 10
- Total land size: 43.6 net useable acres
- Big/midbox retail or office
- Frontage road with sewer/water and all ponding included
- Huge visibility & access to US Highway 10, 39,000 vpd (MNDOT 2013)
 - Fastest growing traffic corridor in MN (per MNDOT)
 - One of the largest “up north” travel corridors in the Twin Cities

LIST PRICE: Negotiable

For More Information Contact: MARTY FISHER
PREMIER COMMERCIAL PROPERTIES, LLC
6897 139th Lane NW Ramsey, MN 55303
763.862.2005

www.premiercommercialproperties.com



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Mississippi River
Public water access

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New Bridge \$35mm
At Armstrong Blvd

New bridge at Armstrong Blvd, new frontage road
under construction, sewer and water to site

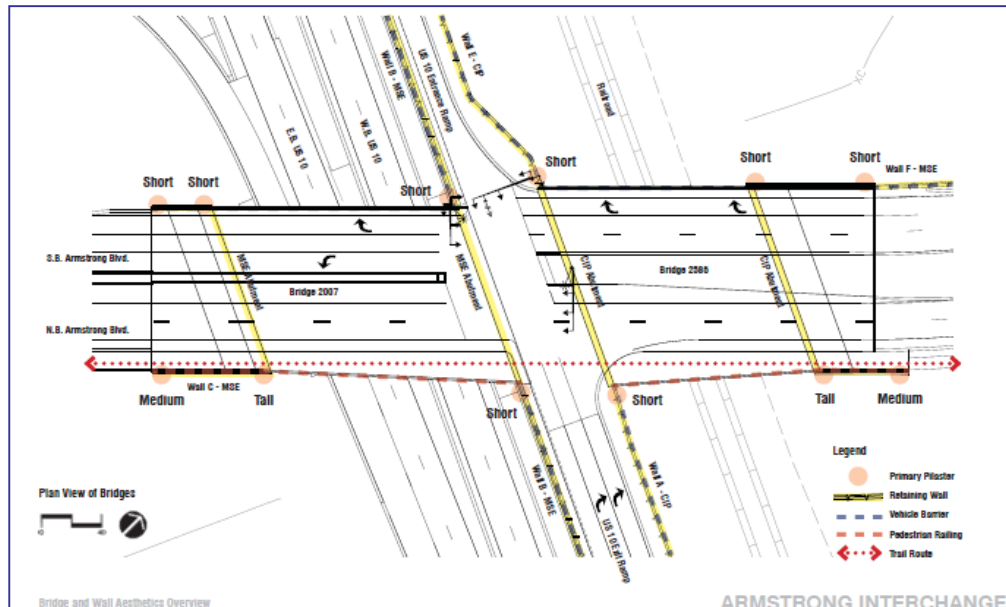
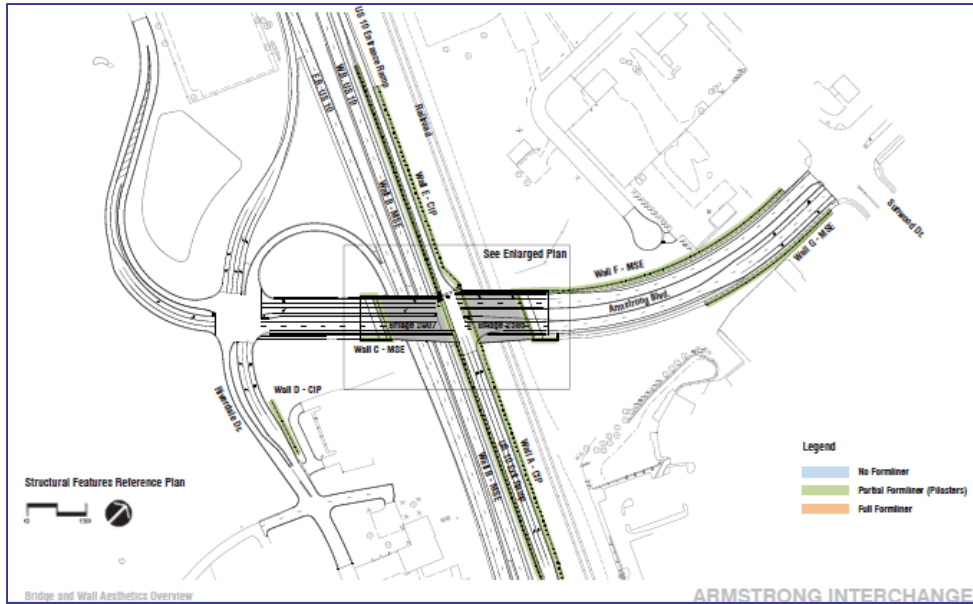
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Armstrong Blvd & Hwy 10
MNDOT approved \$35mm full interchange

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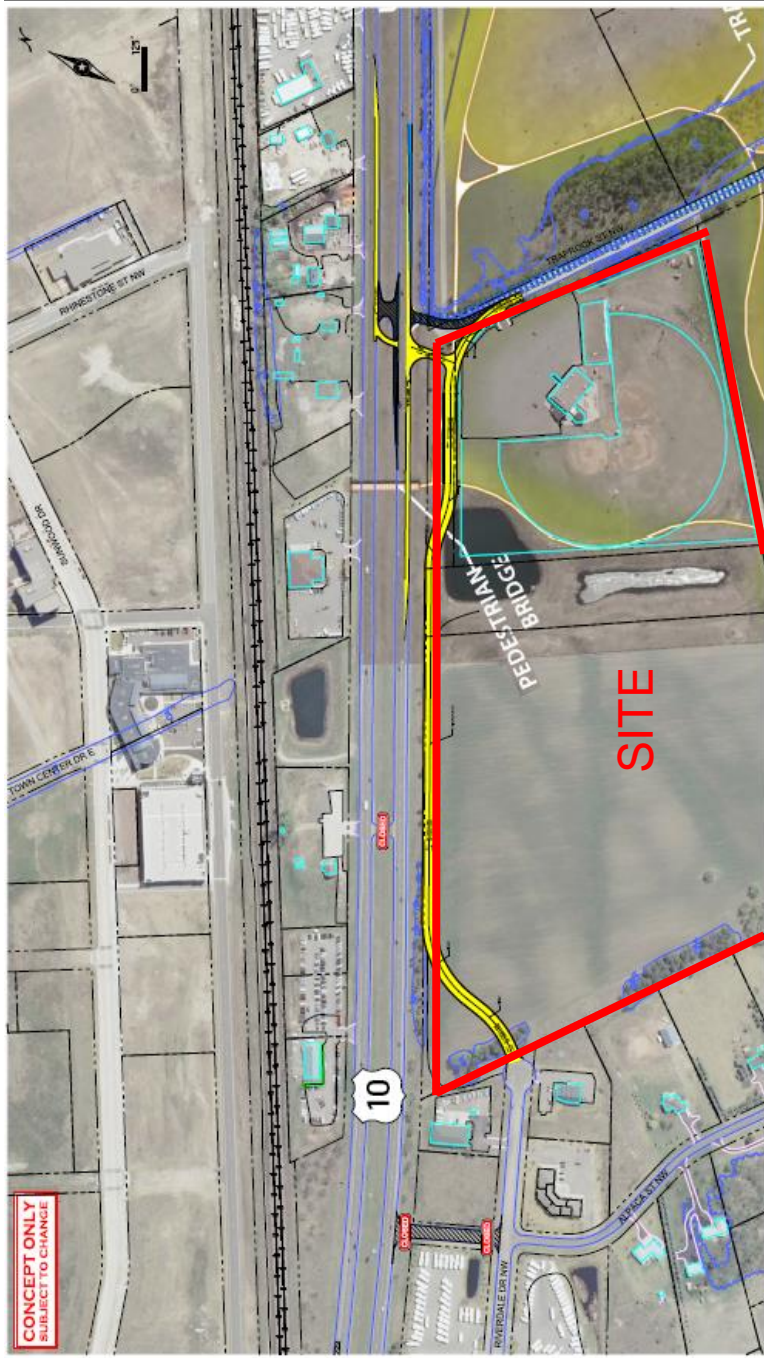
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Frontage Road



Project Layout

43.6 useable acres net of frontage road and ponding
Frontage road construction started September 2014
– contains water/sewer & fiber optics

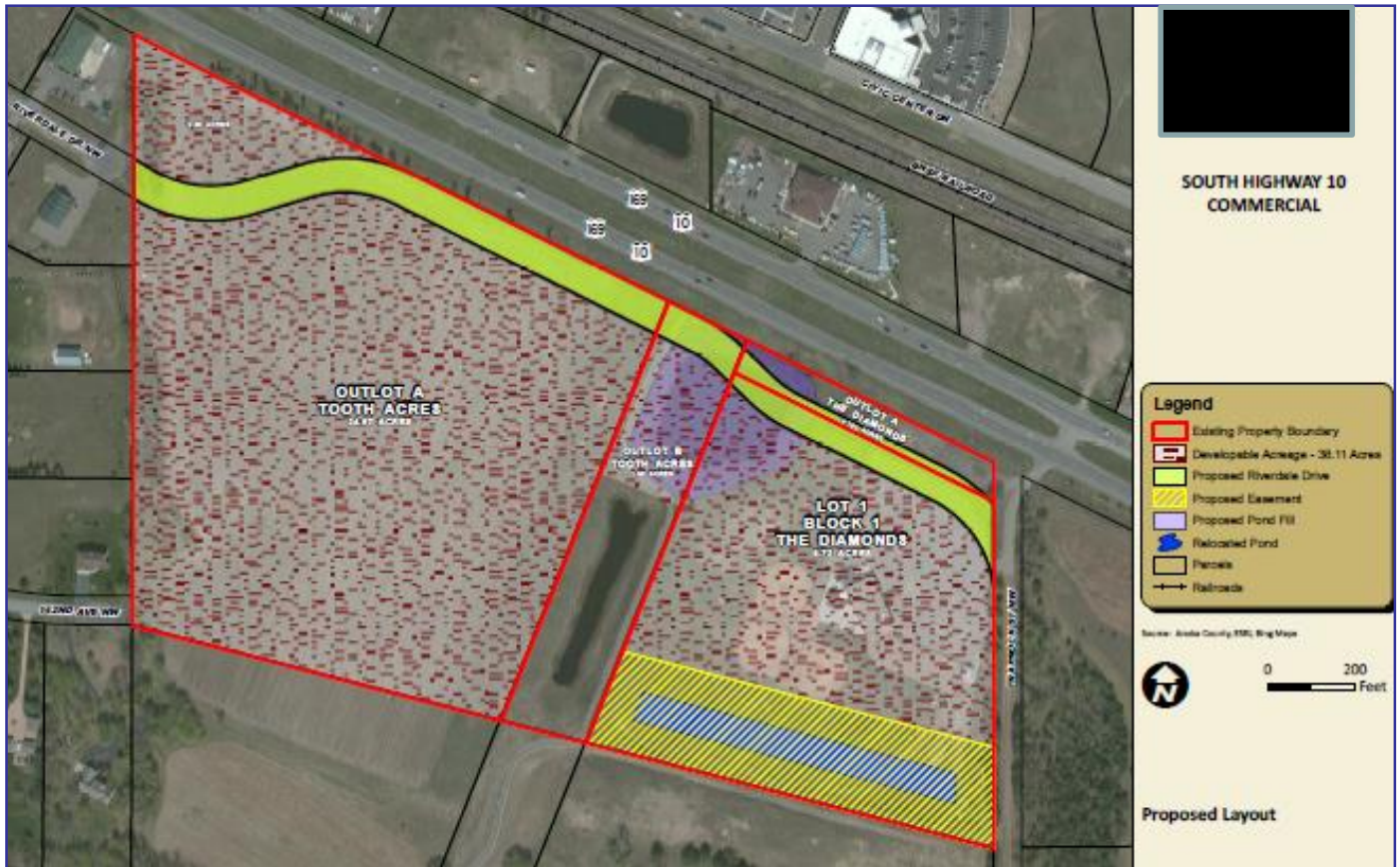
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Lot 1, Outlot A and smaller outlot
in Northwest corner all available, demiseable

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CONCEPT 2

TOOTH ACRES REDEVELOPMENT STRATEGIES
Ramsey, MN



-2-

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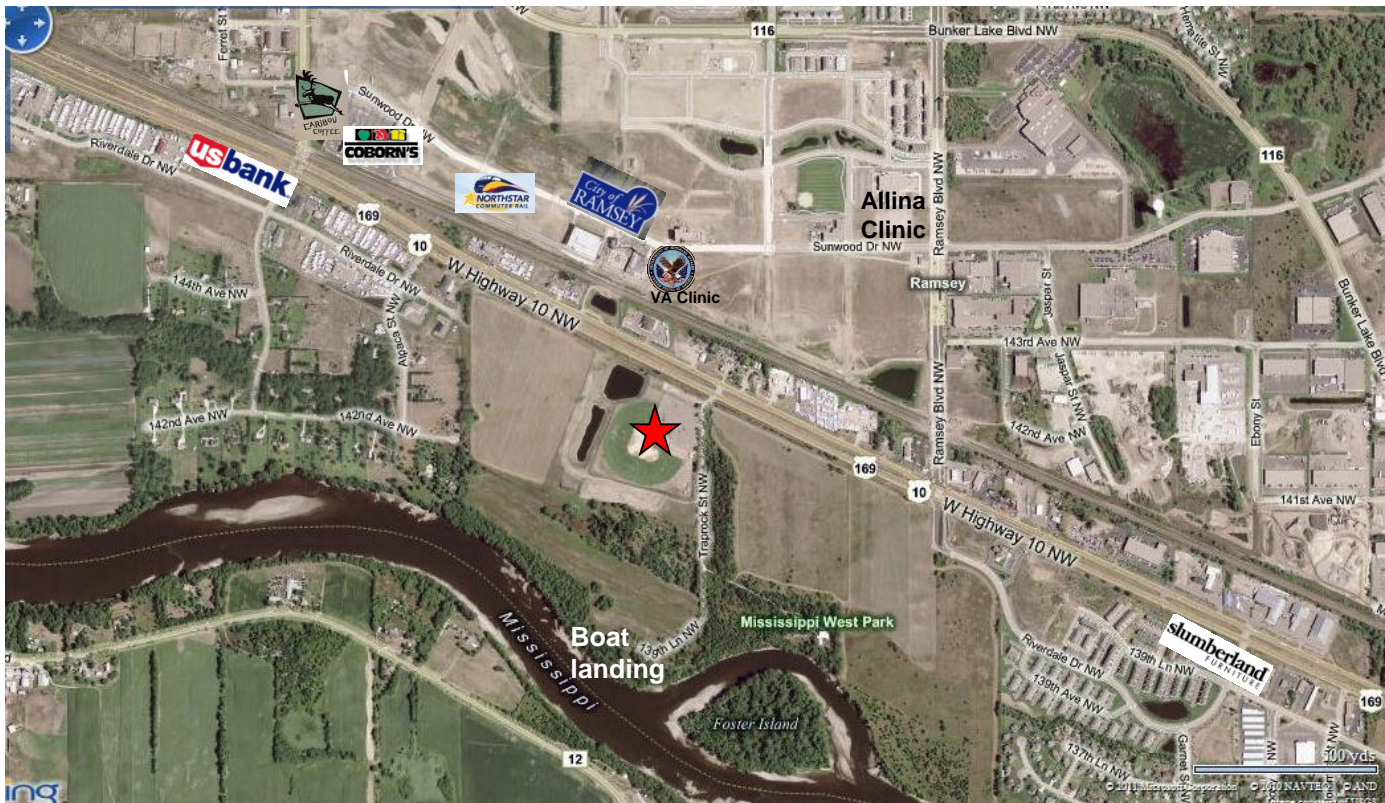


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DEMOGRAPHICS (2013)

| | <u>1 mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|--------------------------|---------------|----------------|----------------|
| Total Population | 2,474 | 21,955 | 59,653 |
| Total Households | 939 | 7,899 | 22,021 |
| Total Families | 676 | 6,042 | 15,953 |
| Average Household Income | \$74,735 | \$86,403 | \$84,246 |



Nearby: Coborn's Grocery, VA Clinic, Allina Medical Center,
Northstar Rail stop

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