

RETAIL FOR LEASE OR BUILD-TO-SUIT | PRIME OUTLOT

FRIDLEY OUTLOT

Highway 47 - Just South of Cty Rd 10 | Fridley, MN

89TH AVE NE 5,200 VPD



85TH AVE NW 15,600 VPD

15,000 VPD

CTY RD 10: 19,100 VPD

HWY 47 (UNIVERSITY AVE): 31,000 VPD

**OUTLOT
AVAILABLE**

BACHMAN'S

LEASING INFORMATION

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TRANSWESTERN

OVERVIEW



PROPERTY INFORMATION

- **Location:** In front of Bachman's - along Hwy 47 (University)
- **Description:** Prime Outlot
- **Parcel Size:** 1.21 Acres
- **Zoning:** C-3: General Shopping Center District
- **PID:** 02.30.24.23.0023



AVAILABLE

- up to 5,000 sf available for lease or build-to-suit



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	8,073	76,411	227,048
Median HH Income	\$53,908	\$61,661	\$68,552
Average HH Income	\$68,522	\$77,838	\$78,201



TRAFFIC COUNTS

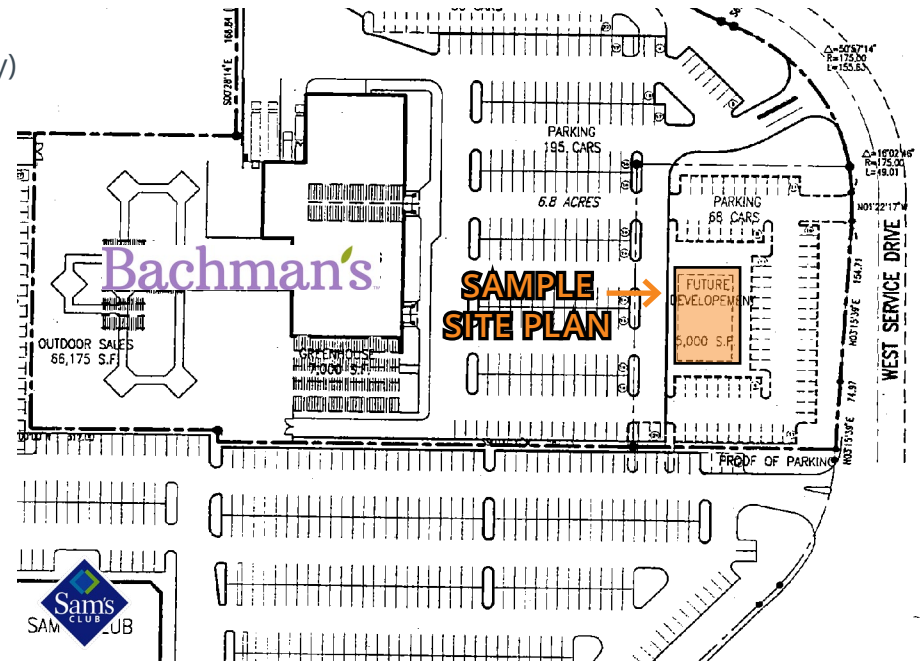
- 31,000 vpd - University Ave NE
- 12,800 vpd - 85th Avenue NW



HIGHLIGHTS

Premium outlot available for lease or build-to-suit in the Northtown trade area - just south of Northtown Mall. With the highest traffic count in the trade area (31,000 vehicles per day) this outlot is strategically positioned along Highway 47 / University Ave NE. This outlot is owned by Bachman's, which operates a high quality floral gift and garden center on adjacent property. Ideally located between a high-volume Walmart and Sam's Club.

* Sources: ESRI 2017 est & MN Dept of Transportation 2019 Study avgs are per day total cars



AREA TENANTS