

GOLDEN VALLEY RETAIL

ENDCAP FOR LEASE

8525 Golden Valley Rd | Golden Valley, MN | 55427



1,800 SF Endcap Available

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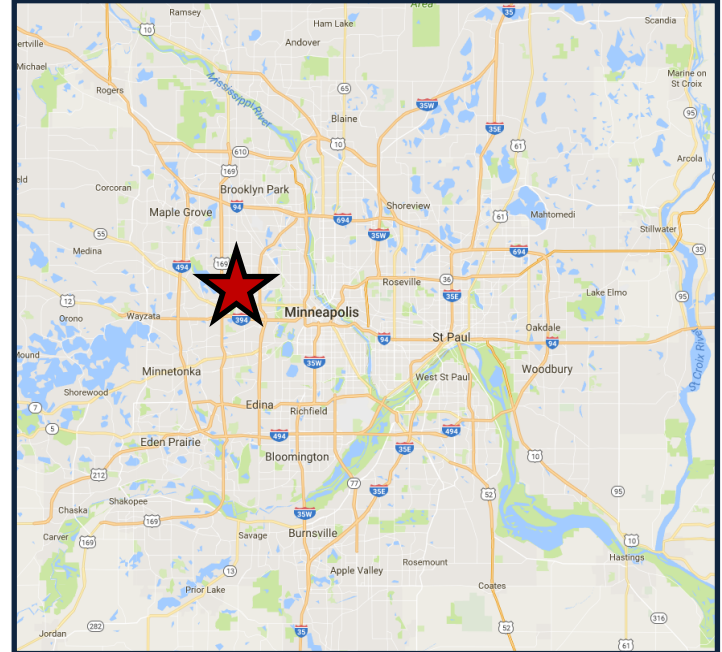
UPLAND
REAL ESTATE GROUP, INC.

Main: 612.332.6600
Fax: 612.376.4489

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	8285 Golden Valley Rd
CITY, STATE	Golden Valley, MN
SPACE AVAILABLE	1,800 SF
BUILDING SIZE	4,820 SF
LEASE RATE	Negotiable
CAM/TAX/INS. EST.	\$18.80 PSF
ZONING	Commercial
YEAR BUILT	2013
PARKING	27 Spaces



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,207	82,340	274,182
DAYTIME POPULATION	12,152	74,236	246,490
MEDIAN HH INCOME	\$92,644	\$75,286	\$68,675
AVERAGE HH INCOME	\$115,710	\$99,026	\$97,889
MEDIAN AGE	45.8	41.0	38.0

TRAFFIC COUNTS

HWY 55	33,500 VPD
BOONE AVE N	6,700 VPD
7TH AVE N	3,400 VPD

COMMENTS

- High daytime population with 12,152 people within a 1-mile radius and nearly 75,000 people within 3 miles.
- Near General Mills global headquarters.
- Endcap space fronting Highway 55 with 33,500 vehicles per day on average .
- Adjacent to an established Holiday Stationstore with consistent traffic flow.
- Top space of large pylon signage along Highway 55 available.
- Across the street from Kare 11 Studios and Brookview Golf Course.
- Tenant Improvement Packages.
- Co-Tenants include Waxing the City and Papa Murphy's Pizza.







