

Sunfish Commons - Retail for Lease

HIGHWAY 10/169 & SUNFISH BOULEVARD, RAMSEY, MN

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Convenient access to major roadways. Direct frontage along Highway 10 / 169. Highway 169 is vital artery connecting the Central Lakes Region with the Twin Cities Metro.
- Attractive lease rates.
- Strong traffic counts, over 40,000 vehicles per day along 10/169. High daytime (employment) population in the area.
- 160 surface parking stalls.

Availability

1,740- 4,360 SF

2019 Rates & Ops

\$10 psf/ net

Operating expenses
estimated at \$6.05 psf /
year (2019).

Contact

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ADDITIONAL DETAILS

- Anchor tenants Willy McCoy's and Aurelio's Pizza draw a lot of traffic to this retail center.
- Professionally and locally managed.
- Very close to brand new 20,000 SF Veterans Affairs Clinic, serving more than 7,000 veterans living in the area.
- Attractive lease rates and terms.

TRAFFIC COUNTS (2017)

Highway 10/Highway 169: 51,000 vehicles per day
Sunfish Boulevard: 9,200 vehicles per day



AREA DEMOGRAPHICS (2017)

	1 mile	3 miles	5 miles
Population	3,573	36,737	84,943
Total Households	1,252	13,518	31,158
Average HH Income	\$90,736	\$87,327	\$93,522
Daytime Population	4,763	20,971	37,213

PHOTOS



AVAILABLE! Liquor store space, 2,160 SF. Includes coolers, shelving and signage. Move-in ready!



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FLOOR PLAN AND AVAILABILITY

