

**FOR SALE**  
**4,590 SF RETAIL CENTER**



**FEATURES:**

- Retail Strip includes 4,590 SF with three tenants in Fridley, MN.
- Tenants include Fantastic Sams, Dunn Bros Coffee & Mr. Discount Tobacco
- Great location on high traffic corner with excellent visibility!
- National merchants (F.Sams & Dunn Bros) have been tenants since 2002.
- 80,000+ people live within 3 mi. of property with avg. income of \$78,332.

**SALE PRICE:**  
**\$1,250,000**

Overview ..... 1  
 Property Facts ..... 2  
 Aerial / Map ..... 3  
 Site Plans ..... 4  
 City Information ..... 5



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369



# Investment Package

7610 University Ave., N.E.

Fridley, MN 55432

## PROPERTY FACTS

**FOR SALE**  
**4,590 SF RETAIL CENTER**

<b>BUILDING SIZE</b>	1,524 SF - Fantastic's Sams 1,566 SF - Dunn Brothers Coffee <u>1,500 SF - Mr. Discount Tobacco</u> <b>4,590 SF - Total</b>
<b>YEAR BUILT</b>	2001
<b>PID #</b>	11-30-24-22-0019 (Anoka County)
<b>ROOF</b>	Installed in 2001
<b>ZONING</b>	C-2 (General Business)
<b>PARKING</b>	23 Free Surface Spaces (Tenant Employees can park in Bob's Produce lot).
<b>OUTSIDE LIGHTING</b>	Recent updates to outdoor lighting.
<b>EXTERIOR WALLS</b>	Brick / Block / EFIS
<b>2018 REAL ESTATE TAXES</b>	\$30,461.19
<b>AMENITIES</b>	Pylon Signage Signalized Intersection
<b>IN PLACE NOI</b>	\$90,564.00

### Contact

Phone: 763.424.6355

Fax: 763.424.7980

### Arrow Companies

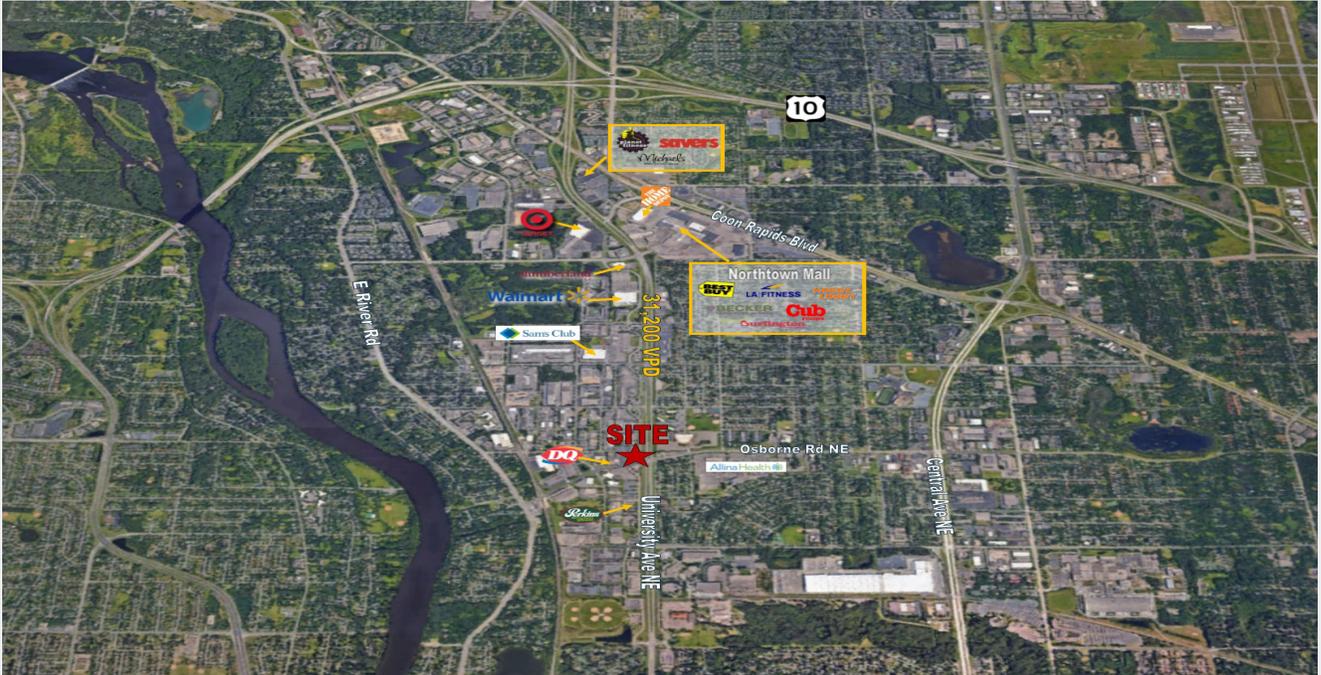
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**AERIAL & MAP**

**FOR SALE**  
**4,590 SF RETAIL CENTER**



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

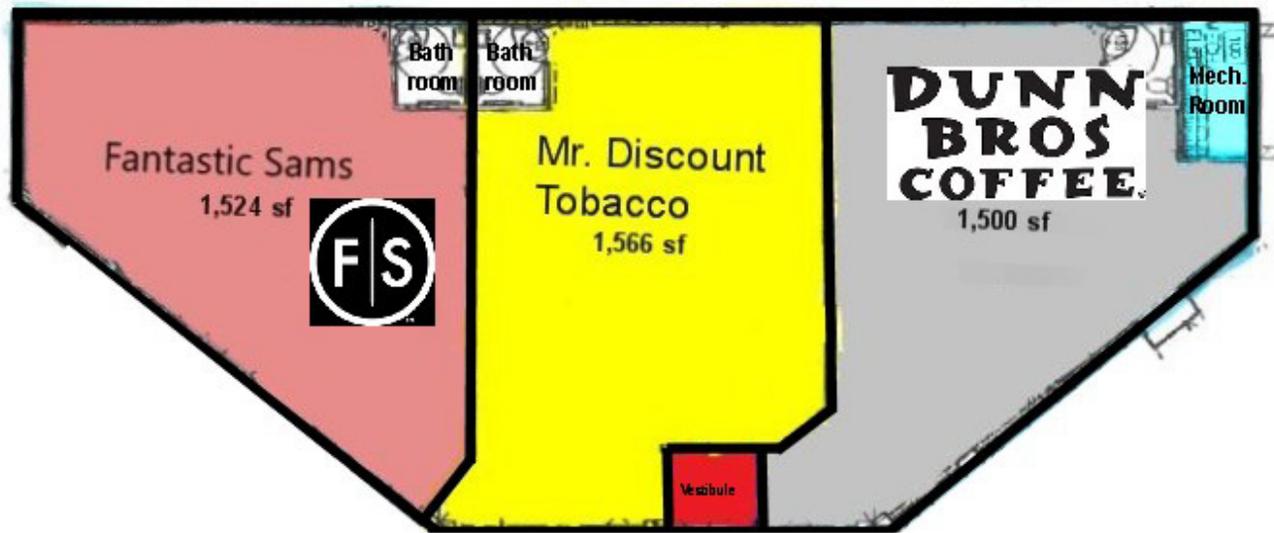
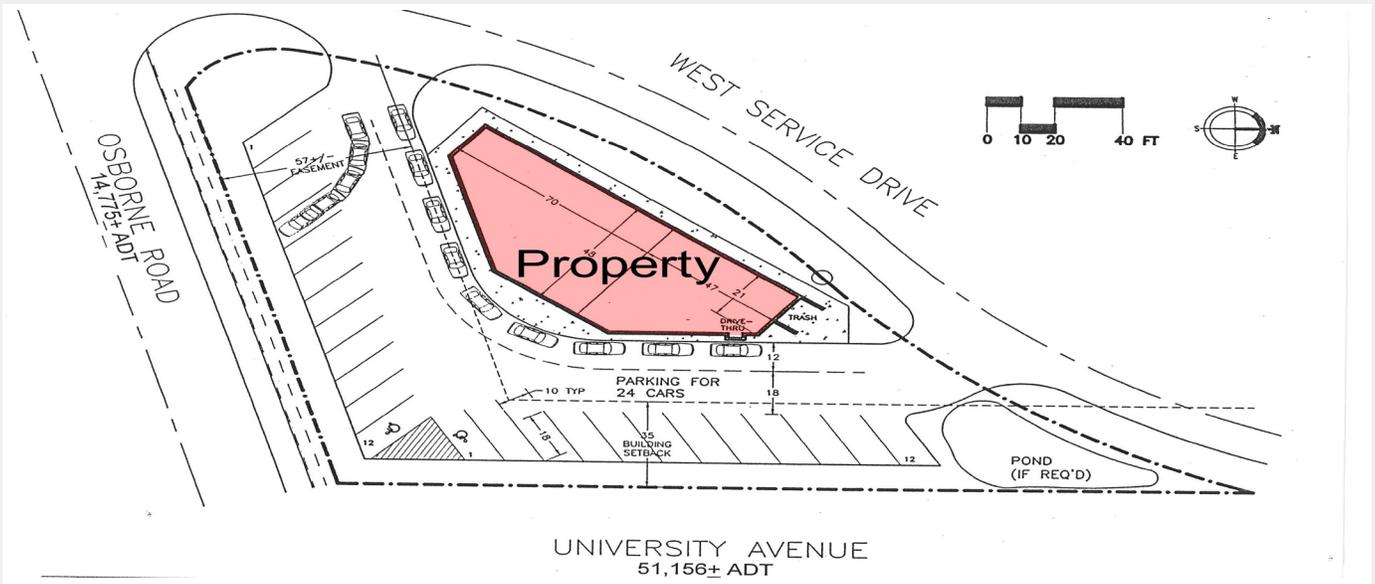
**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

**SITE PLAN**

**FOR SALE**  
**4,590 SF RETAIL CENTER**



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369



CITY INFORMATION

FOR SALE  
4,590 SF RETAIL CENTER

POPULATION (5 MILE RADIUS)	2010 Census - 225,776 2018 (Estimate) - 234,193 2023 (Projection) - 241,424
AVERAGE HOUSEHOLD INCOME	2018 (Estimate) - \$77,415
TRAFFIC	University Ave. NE - 7,800 vehicles per day Osborn Rd - 7,500 vehicles per day
CITY INFO	<p><b>F</b>ridley is home to the largest number of employees in Anoka County. Consequently, the unemployment rate for the City is below the national average. The City of Fridley is committed to helping you start, expand and sustain your business with our open door policy and community outreach.</p> <p>We are located just 10 minutes north of downtown Minneapolis and 20 minutes northwest of downtown St. Paul. We are home to a K-12 International Baccalaureate school district, as well as several private schools, and we are home to some of the most important industries in the Midwest, nation and the world. Fridley has beautiful parks and trails, and rests on the mighty Mississippi River.</p>

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369