



Investment Package

7610 University Ave., N.E.

Fridley, MN 55432

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



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Arrow Companies

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PROPERTY FACTS

FOR SALE 4,590 SF RETAIL CENTER

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

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AERIAL & MAP

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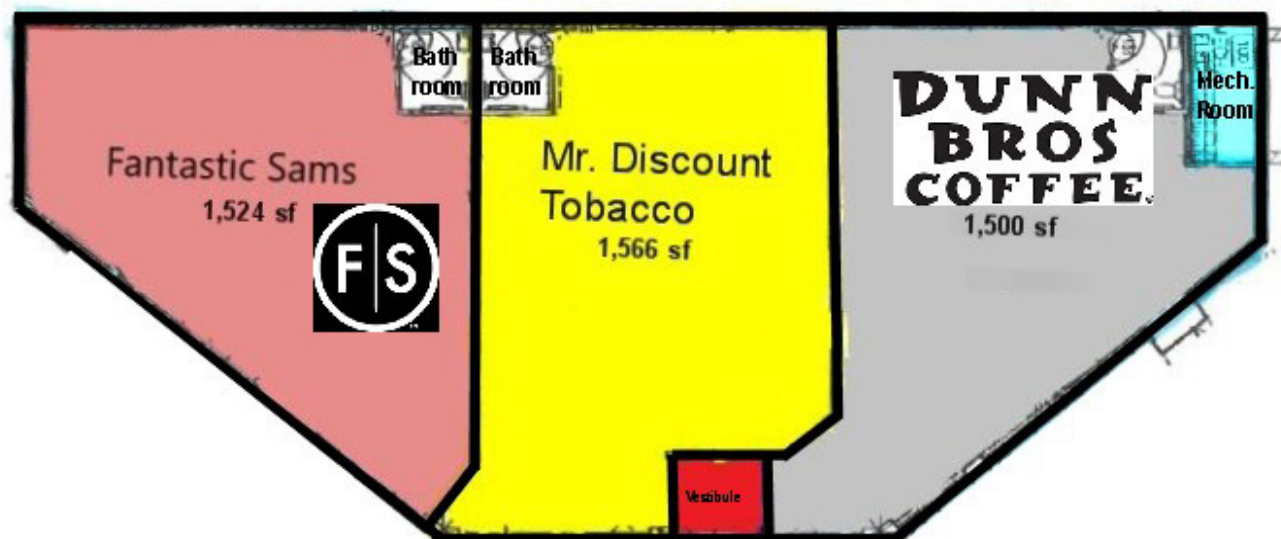
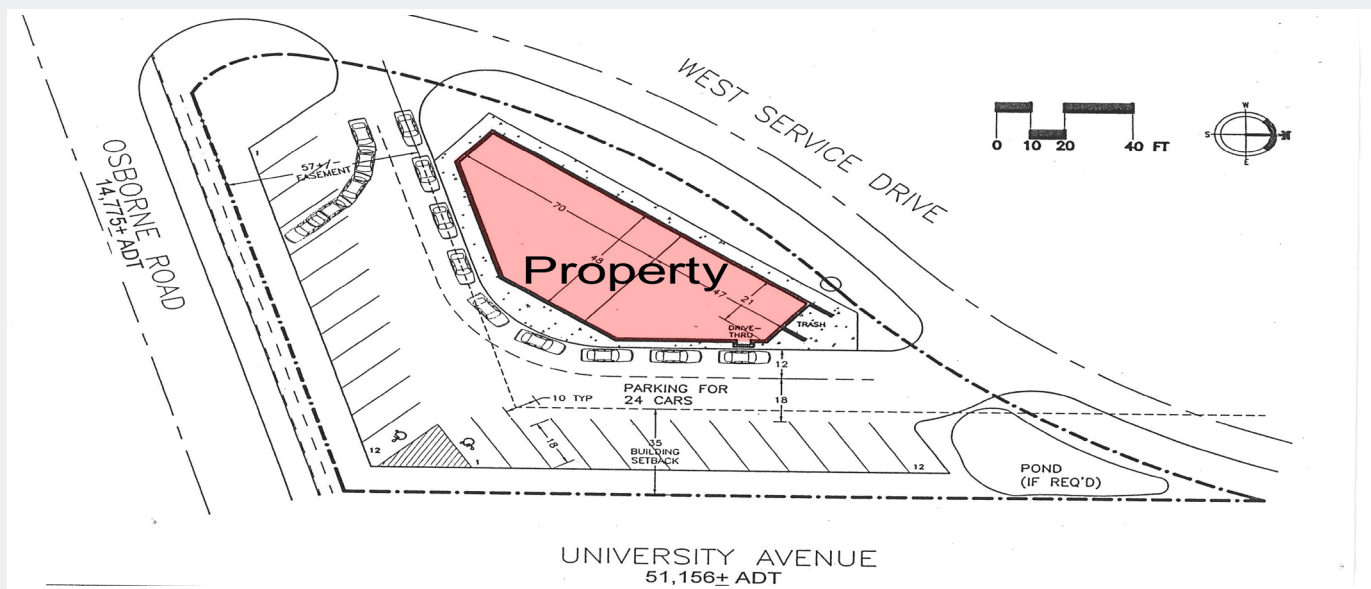
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SITE PLAN

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CITY INFORMATION

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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>Fridley 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>

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