

Ramsey Retail/Shop Space For LEASE



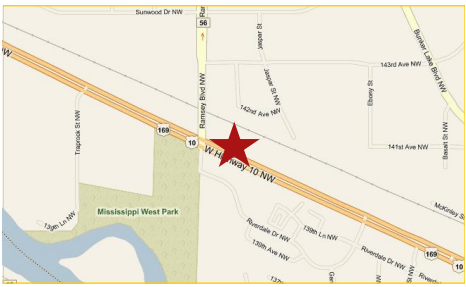
**Top 10 Center
7129 Hwy. 10
Ramsey, MN**

8,699 SF on Hard Corner Hwy. 10 Frontage—Controlled Intersection

This high profile building has great landmark presence. Easily accessible from Highway 10 and Ramsey Boulevard with three access points and a controlled intersection. In addition to 40,000 cars going by daily, your signage on Highway 10 is sure to create identity that will make your business a stand out.

Renovations completed in 2004 include new roof, new exterior, all flooring, stained concrete floor, completely new plumbing and electrical systems.

Primary corner building at fully controlled intersection of Highway 10 and Ramsey Blvd. Plenty of parking with easy in and out traffic flow.



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Site Data



Lease Rates:	\$12.00 Square Foot Gross	
Location:	7129 Highway 10, Ramsey MN	
PID Number:	273225330003	
Legal Description:	Lengthy	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	Up to two
Foundation Size:	8,699 SF	
Total SF:	8,699 SF	
Acres:	1.40	
Building Type:	Block / Stucco / Brick Exterior	
Year Built:	1972	
Parking:	25+ spaces	
Occupied:	No	
Neighboring:	Primarily commercial	
General:	Totally renovated in 2004. Excellent location at intersection of Highway 10 and Ramsey Blvd.	

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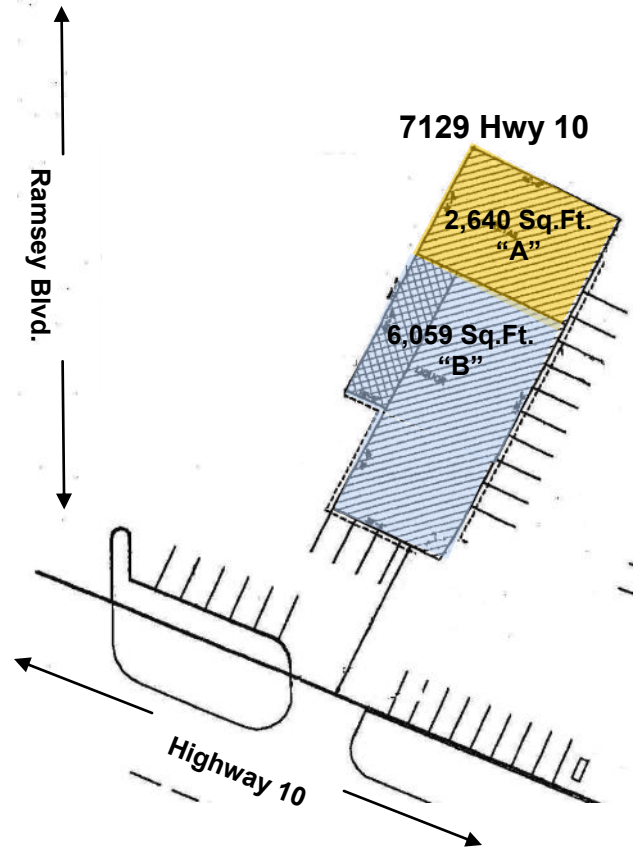
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Great location that is the primary corner building, opening up an abundance of parking availability.

Leaseholds



Top 10 Center Features 8,699 SF - Currently wide open and can accommodate your needs very easily. 2,640 SF has two drive in doors and was previously used as an auto body repair shop. The remaining 6,059 SF space is open and ready to be built out to your specifications.



Suite	SF	Availability	Lease Rate	Est. CAM & Taxes	Monthly TOTAL
A	2,640	Available	\$8.21 SF	\$3.79	\$2,640
B	6,059	Available	\$8.21 SF	\$3.79	\$6,059

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Radius Demographics



Community-at-a-Glance

County Seat: **Anoka**

5 Mile Radius

Population:

68,281

Median Age:

36.5

Average Family Size:

3.14

Median Home Value:

\$187,070

Median Household Income:

\$78,382

Commute Time (minutes):

28.3

*2010 US Census Data & Esri Forecasts

General Characteristics	3 Mile	5 Mile	7 Mile
Total population	25,214	68,281	140,593
<i>Male</i>	12,673	34,137	70,363
<i>Female</i>	12,541	34,144	70,230
Median age (years)	34.5	36.5	36.5
<i>Under 5 years</i>	1,897	4,604	9,543
<i>18 years and over</i>	18,152	50,346	102,601
<i>65 years and over</i>	1,945	6,384	12,149
Average household size	2.78	2.69	2.77
Average family size	3.16	3.14	3.18
Total housing units	9,419	26,350	52,468
Social Characteristics	3 Mile	5 Mile	7 Mile
Pop. 25+ by Educational Attainment	15,871	43,728	91,035
<i>HS graduate</i>	27.5%	28.5%	27.8%
<i>Associate degree</i>	12.9%	12.9%	13.3%
<i>Bachelor's degree</i>	19.0%	19.0%	20.4%
Family Households	6,830	18,158	37,995
Economic characteristics	3 Mile	5 Mile	7 Mile
16+ In labor force	13,070	35,238	75,212
Average travel time to work (minutes)	28.9	28.3	27.9
Median household income (dollars)	80,688	78,382	85,047
Average household Income (dollars)	93,112	89,534	94,924
Per capita income (dollars)	32,696	32,517	33,074
Housing Characteristics	3 Mile	5 Mile	7 Mile
Owner-occupied homes	7,376	19,493	42,057
<i>Median value (dollars)</i>	194,264	187,070	189,398
Renter-occupied homes	1,671	5,646	8,411

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Last Updated: Friday, May 01, 2015

Top 10 Center Features Include:

- **2,640 square feet –Unit A**
 - **2 drive in doors**
 - **3 Phase Electric**
 - **Paint Booth**
- **6,059 square feet-Unit B**
 - **Open floor plan**
 - **High Ceilings**
 - **Office and Restrooms**
 - **Potential to add overhead doors**

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