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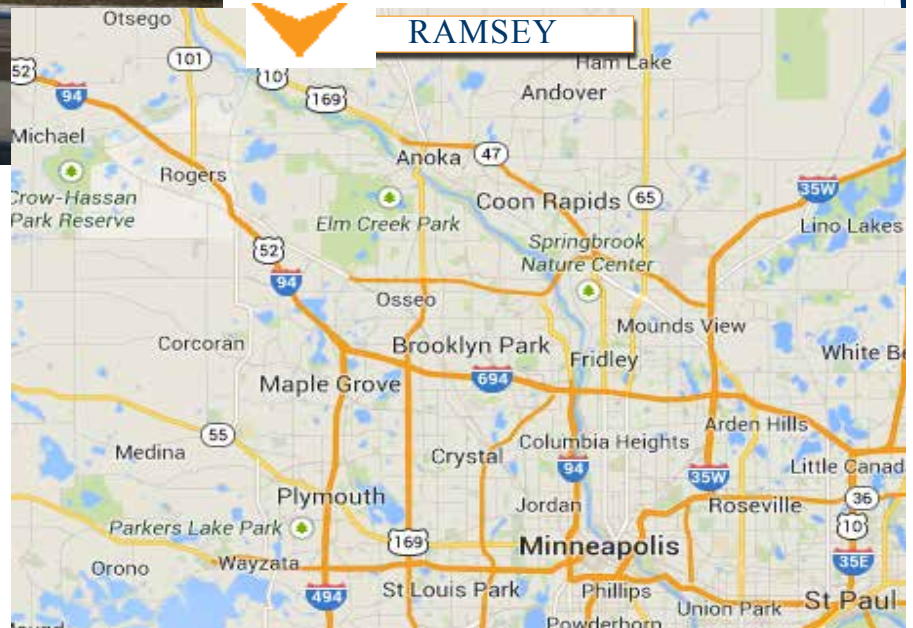
## Ramsey - Commercial Land

# FOR SALE

14816 Armstrong Blvd., Ramsey, MN 55303  
(Corner of Armstrong & Bunker Lake Blvd)



Located Next to  
“The COR”



### PROPERTY INFORMATION

- \* Sales Price **\$1,295,000.00**
- \* 7.46 Acres
- \* Lot Size Appx. 315' x 1,251'
- \* Anoka County PID 29-32-25-11-0013
- \* 2015 Taxes \$34,404.68
- \* Zoning: TC-2 Town Center 2
- \* Minutes from Anoka and Elk River
- \* Easy access to Highway 10
- \* Ramsey is the 6th largest community in Anoka County
- \* Great Retail Site!

### Contact:

**WAYNE ELAM**  
**(763) 229-4982**



**WElam@commrealtysolutions.com**

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# New Highway 10 Interchange!



## PROPERTY INFORMATION

\* The COR encompasses over 400 acres of residential, commercial, retail, educational and recreational venues!

\* The Twin Cities' first and only mixed-use development on the new Northstar Commuter Line providing service from the covered parking facilities to downtown Minneapolis in 35 minutes!

\* Check out the COR

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



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Ramsey - Commercial Land

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Signalized  
Intersection  
(High Profile Corner Lot)

Quick and Easy  
Access to  
Highway 10!



## HAPPENING AT THE "COR"

\* The "Residence" at the COR is a 230-Unit high amenity apartment building that is completed and leasing. It is 2 blocks from the Coborn's retail center which includes restaurants, health related businesses, Caribou and much more!

\* Future business park planning encompasses roughly 108 acres of residential development and 93 acres of planned business park (Bunker Lk Park and Puma); just West of Armstrong and North of Hwy 10

\* McDonald's constructing a new store in Spring 2014

\* Armstrong interchange (a full interchange at Hwy 10 & Armstrong Blvd) is anticipated to begin the Fall of 2014

\* Planning for development of Lake Ramsey (just North of the Residence at the COR).

\* Conversations with large format retail users for the COR area

## PROPERTY INFORMATION

\* Retailers in the area include:

- Caribou Coffee
- Coborn's
- Acapulco Mexican Restaurant
- Subway
- Anytime Fitness
- State Farm Insurance
- Verizon
- Allina Clinic
- Veterans Medical Clinic
- Anoka County License Center
- And much more . . . .

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**Close to the  
Northstar Train  
Station!**

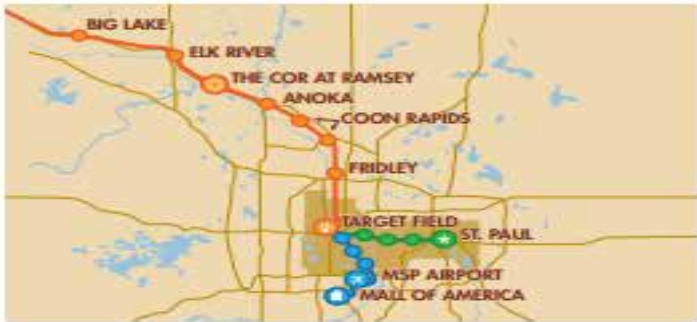
## Northstar Corridor Demographic Comparison

	Fridley	Coon Rapids	Anoka	Ramsey	Elk River	Big Lake*
2000 Census	27,231	61,246	17,871	18,199	16,397	12,681
2010 Census	27,208	61,476	17,142	23,668	22,974	17,245
2015 Projected Population	24,548	63,579	16,025	28,501	28,999	19,425
2020 Projected Population	23,047	64,754	14,993	34,221	35,996	23,170
2010 Average Household Incomes	\$67,931	\$75,003	\$60,353	\$101,905	\$84,054	\$77,346
2015 Projected Average Household Incomes	\$71,838	\$78,760	\$63,691	\$107,592	\$91,855	\$81,271
2010 Median Household Incomes	\$57,112	\$67,063	\$48,511	\$85,043	\$75,110	\$68,601
2015 Projected Median Household Incomes	\$61,218	\$71,611	\$50,996	\$90,743	\$83,467	\$72,261

Demographic Source: Applied Geographic Solutions / TIGER Geography

\*Township

## Northstar Train Stations



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RAMSEY, MINNESOTA

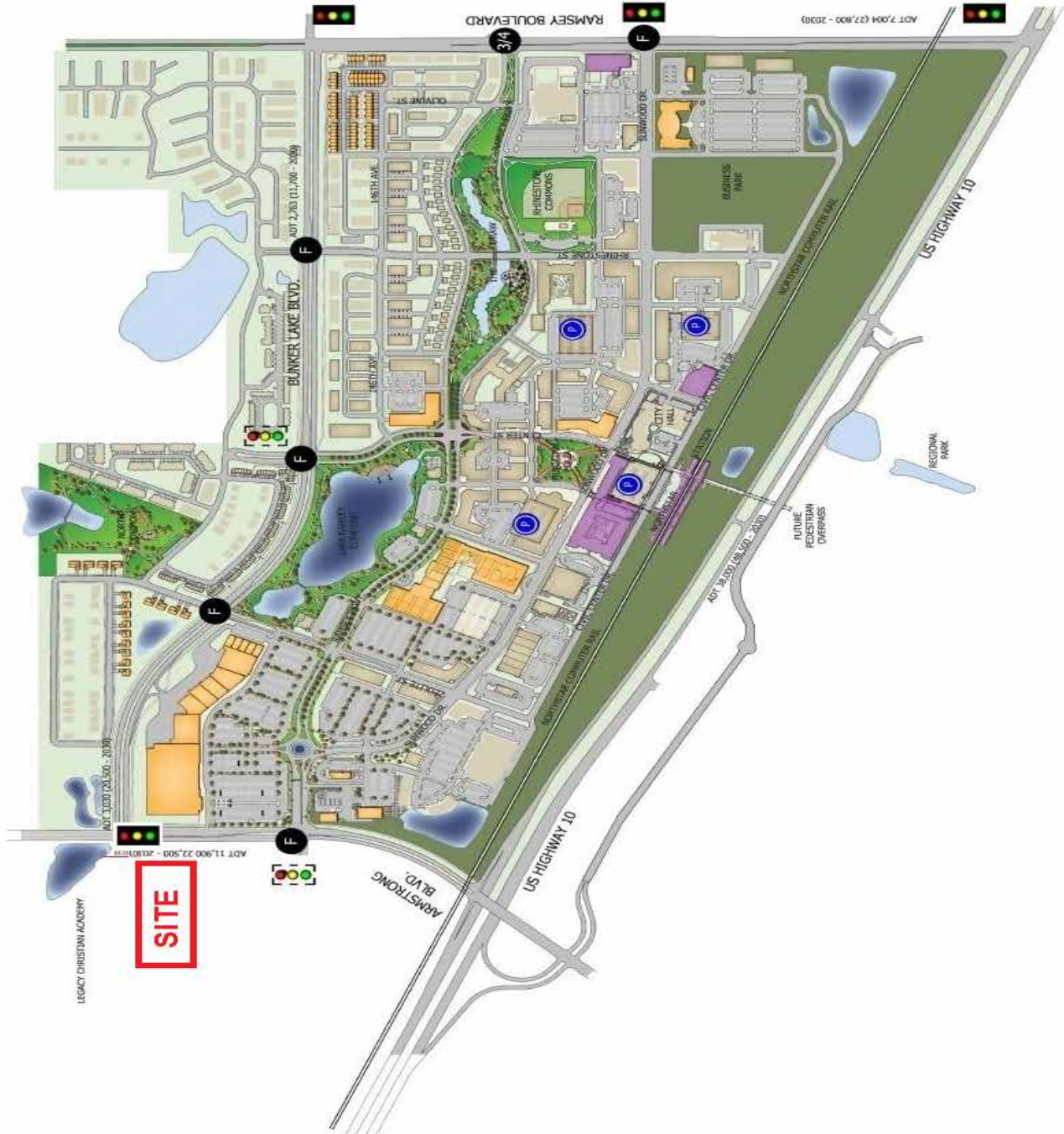
DEVELOPMENT STATUS	
	EXISTING DEVELOPMENT
	PROPOSED DEVELOPMENT
	ACTIVE DEALS
	UNDER CONTRACT
	COMPLETED

ACCESS

	EXISTING SIGNALIZED INTERSECTION
	FUTURE SIGNALIZED INTERSECTION
	FULL INTERSECTION
	NO LEFT OUTBOUND MOVEMENTS
	PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2019  
ACTUAL COUNTS AND 2039 PROJECTED  
VOLUMES



DEVELOPMENT PLAN 6.0

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