

# Retail Space for Sale

8000 Highway 10 NW Ramsey, MN



## PROPERTY FEATURES

- 9,200 Total square feet
- 16' Clear height, 2 docks, 1 drive-in
- Excellent frontage and signage on Hwy 10
- Corner lot on lighted intersection at Hwy 10 & Armstrong Blvd
- Limited outdoor display available
- Next to new US Bank, across from Coburn's Grocery
- High visibility to 37,500 vehicles per day

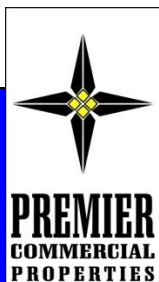
SALE PRICE: \$800,000 Taxes: \$18,389.43 (2012)

For More Information Contact: MARTY FISHER / RODNEY LEE  
PREMIER COMMERCIAL PROPERTIES, INC.

6897 139<sup>th</sup> Ave NW Ramsey, MN 55303

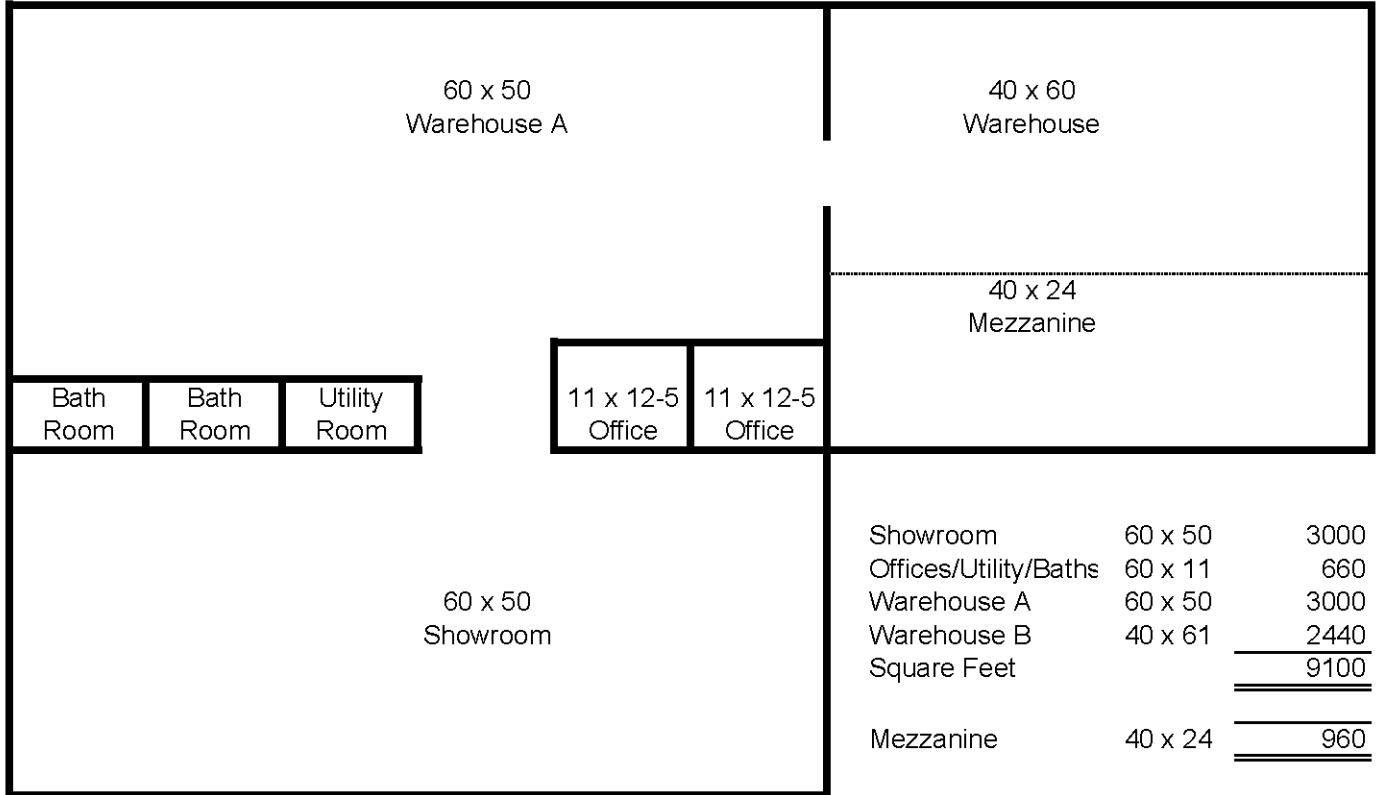
763.862.2005

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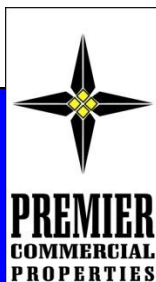
## Floor Plan

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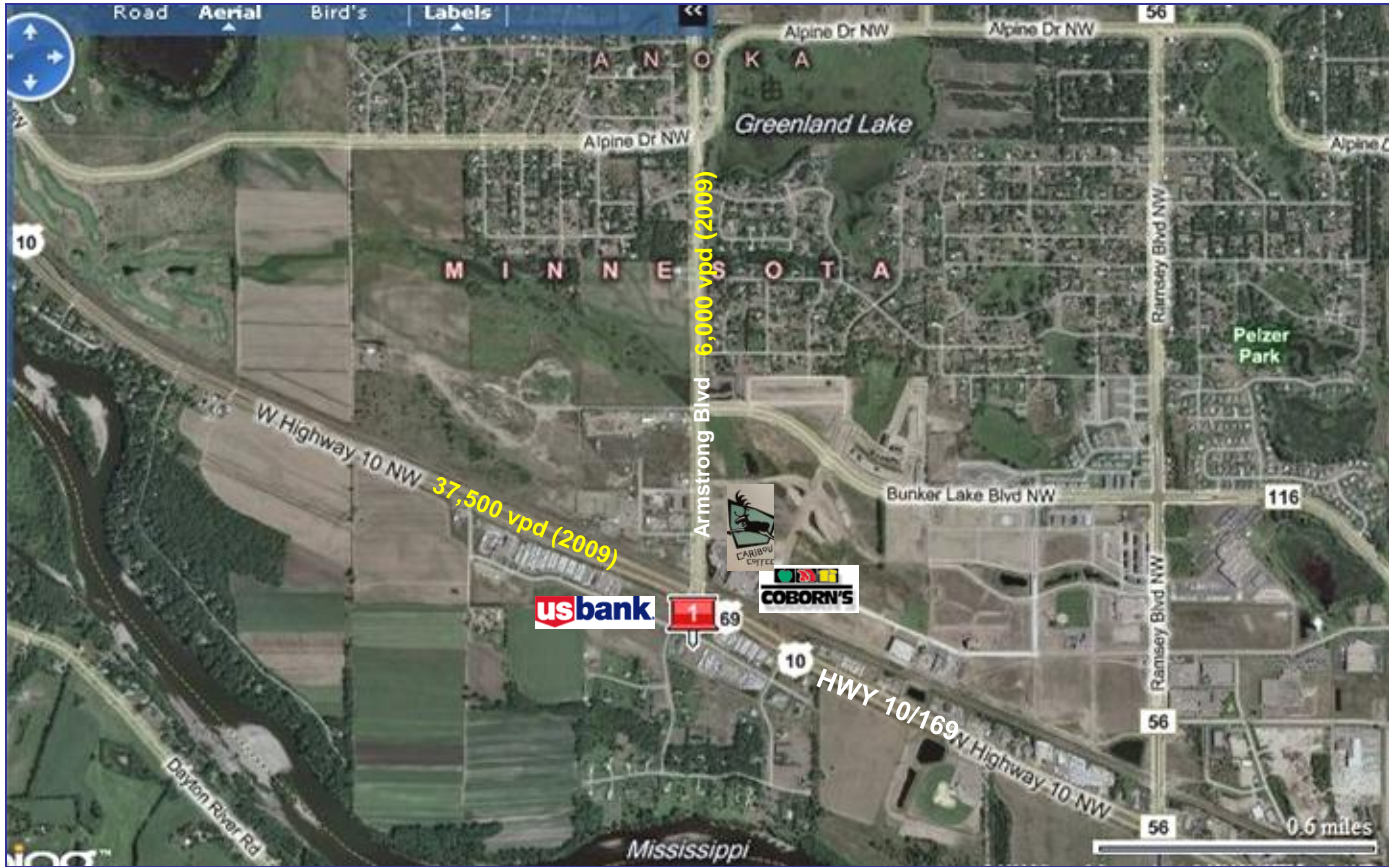
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### DEMOGRAPHICS (2011)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	1,500	13,965	53,189
Total Households	579	4,916	19,200
Total Families	416	3,893	14,266
Average Household Income	\$79,025	\$93,070	\$85,519

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