

# Ramsey Retail/Shop Space For LEASE



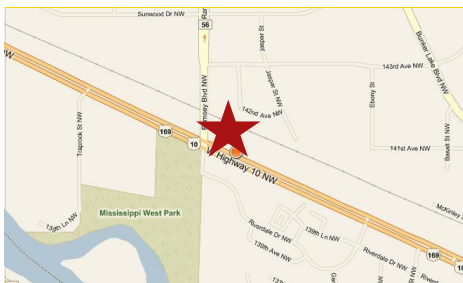
**Top 10 Center  
7129 Hwy 10, Suite B  
Ramsey, MN**

## Multiple Entries on Hard Corner Hwy. 10 Frontage—Controlled Intersection

This high profile location 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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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

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**Ramsey, MN**

## Site Data



<b>Lease Rates:</b>	\$12.00 Square Foot Gross	
<b>Location:</b>	7129 Highway 10, Suite B, Ramsey MN	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	1
<b>Foundation Size:</b>	8,699 SF	
<b>Total SF:</b>	2,645SF	
<b>Acres:</b>	1.40	
<b>Building Type:</b>	Block / Stucco / Brick Exterior	
<b>Year Built:</b>	1972	
<b>Parking:</b>	25+ spaces	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Primarily commercial	
<b>General:</b>	Totally renovated in 2004. Excellent location at intersection of Highway 10 and Ramsey Blvd.	

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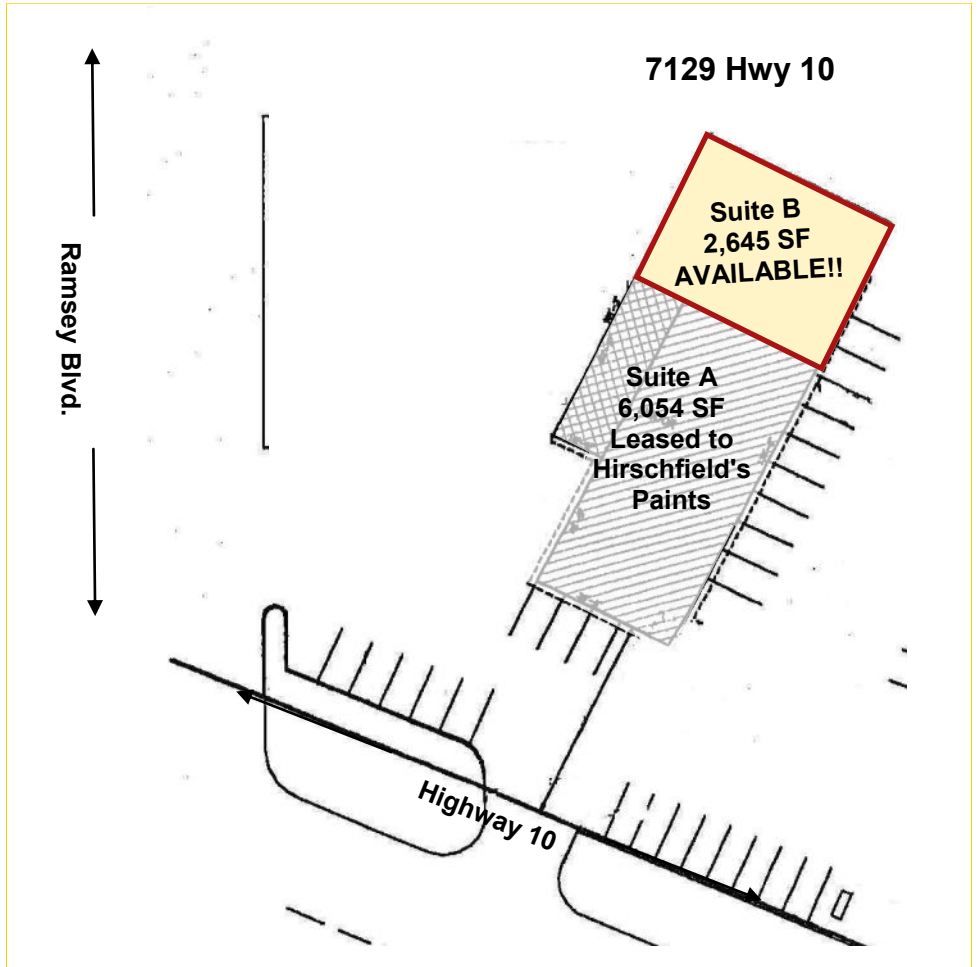
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# Ramsey Retail/Shop Space For LEASE

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**Leaseholds**



**Top 10 Center** – 2645 SF retail/commercial office and shop area with two drive in overhead doors. Versatile space can accommodate a variety of needs Previously used as an auto body repair shop. Approved for automotive use. Abundant parking with ample room for car sales lot.

Suite	SF	Availability	Lease Rate	Est. CAM & Taxes	Monthly TOTAL
A	6,054	Leased	\$8.21 SF	\$3.79	\$6,059
<b>B</b>	<b>2,645</b>	<b>Available</b>	<b>\$8.21 SF</b>	<b>\$3.79</b>	<b>\$2,640</b>

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# Ramsey Retail/Shop Space For LEASE

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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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The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

*Last Updated: Monday, August 01, 2016*

## Top 10 Center Features Include:

**6,054 square feet – 7129 Highway 10, Unit A**

- Open floor plan
- High ceilings
- Office and restrooms
- Potential to add overhead doors

**2,645 square feet – 7129 Highway 10, Unit B**

- 2 drive in doors
- 3 Phase electric
- Paint booth



**LEASED!!**

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