

RARE OPPORTUNITY - BUSY SITE!



**FOR SUB LEASE:
12,900 SF
Freestanding Building
with Pylon Sign**

FEATURES

- Rare Opportunity – Busy Site off Full Diamond Interchange
- Great trade Area with very low vacancy rate
- Shadow anchored by Cub Foods and Home Depot
- Newer Building



SUB LEASE - CVS PHARMACY
5696 University Avenue Northeast - Fridley, MN

Bloom Commercial Real Estate
10050 Crosstown Circle - Suite 600
Eden Prairie, MN 55344
www.bloomcommercial.com



DEMOGRAPHICS

1 MILE

EMPLOYEES - 8,945

POPULATION - 10,682

MEDIAN INCOME - \$63,286

3 MILES

EMPLOYEES 45,164

POPULATION 107,598

MEDIAN INCOME - \$72,716

5 MILES

EMPLOYEES 127,869

POPULATION 296,760

MEDIAN INCOME - \$73,726

INTERSTATE 694 - 136,000 VPD

UNIVERSITY AVE NE (HWY 47) - 37,802 VPD

57TH AVE NE - 15,000 VPD

FOR MORE INFORMATION:

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