



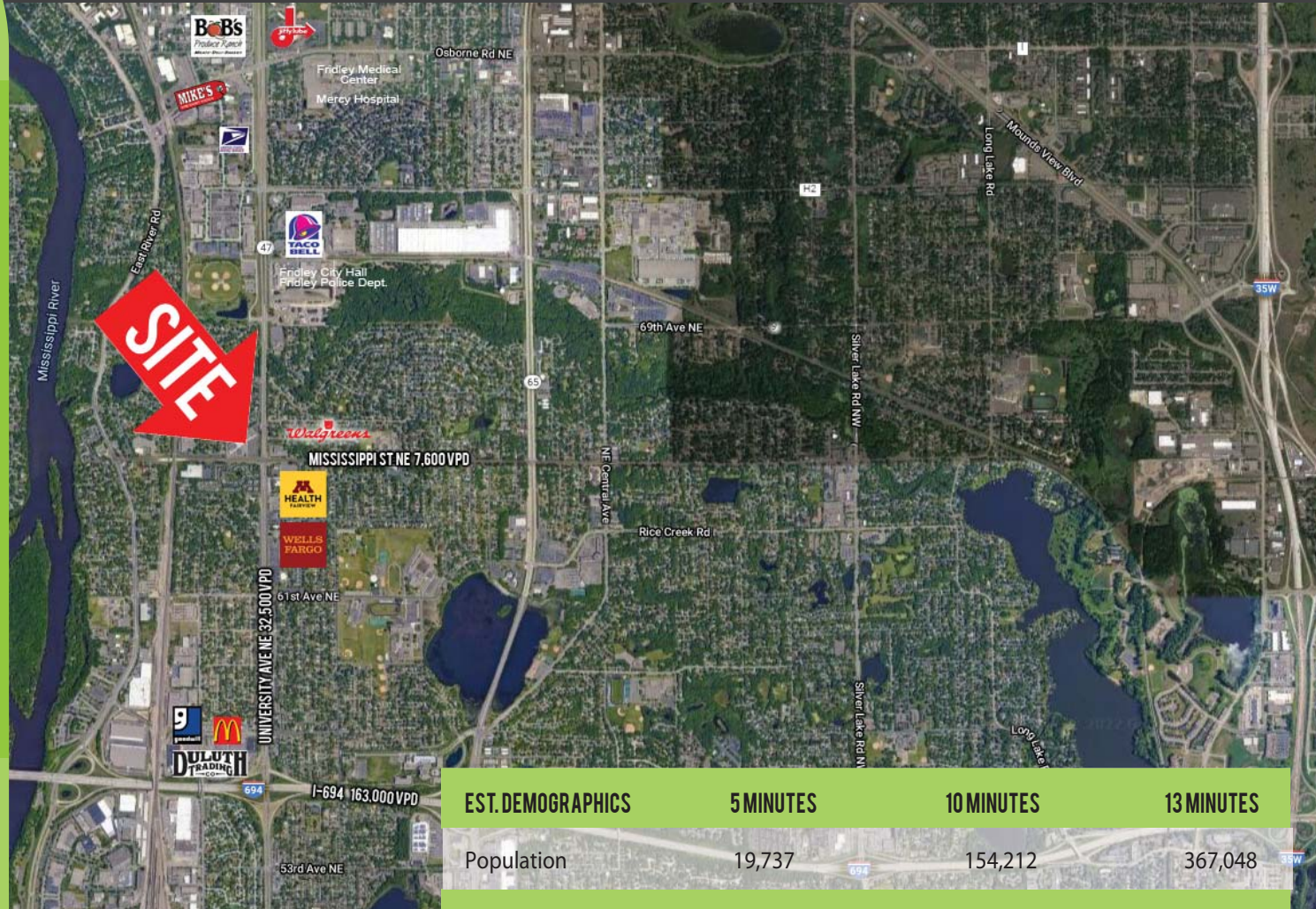
FOR SALE / FOR LEASE / B-T-S COMMERCIAL PAD

University Avenue NE & Mississippi Street NE FRIDLEY, MN 55432

SQUARE FOOTAGE: 10,000 SF

FEATURES:

- Commercial pad in 262 apartment, mixed-use development on busy intersection
- Shadow anchored by Walgreens & M Health Fairview Clinic
- Next to a major medical node, including Mercy Hospital – Unity Campus
- 10,000 SF pad – can be built to suit or developed into multi-tenant center
- Located on University Ave NE commercial corridor & feeder street that runs to Hwy 65
- Easily accessible – has median cut and turn lane onto Mississippi Street
- Creative developer will sell pad, land lease, or develop for lease



FOR MORE INFORMATION PLEASE CONTACT:

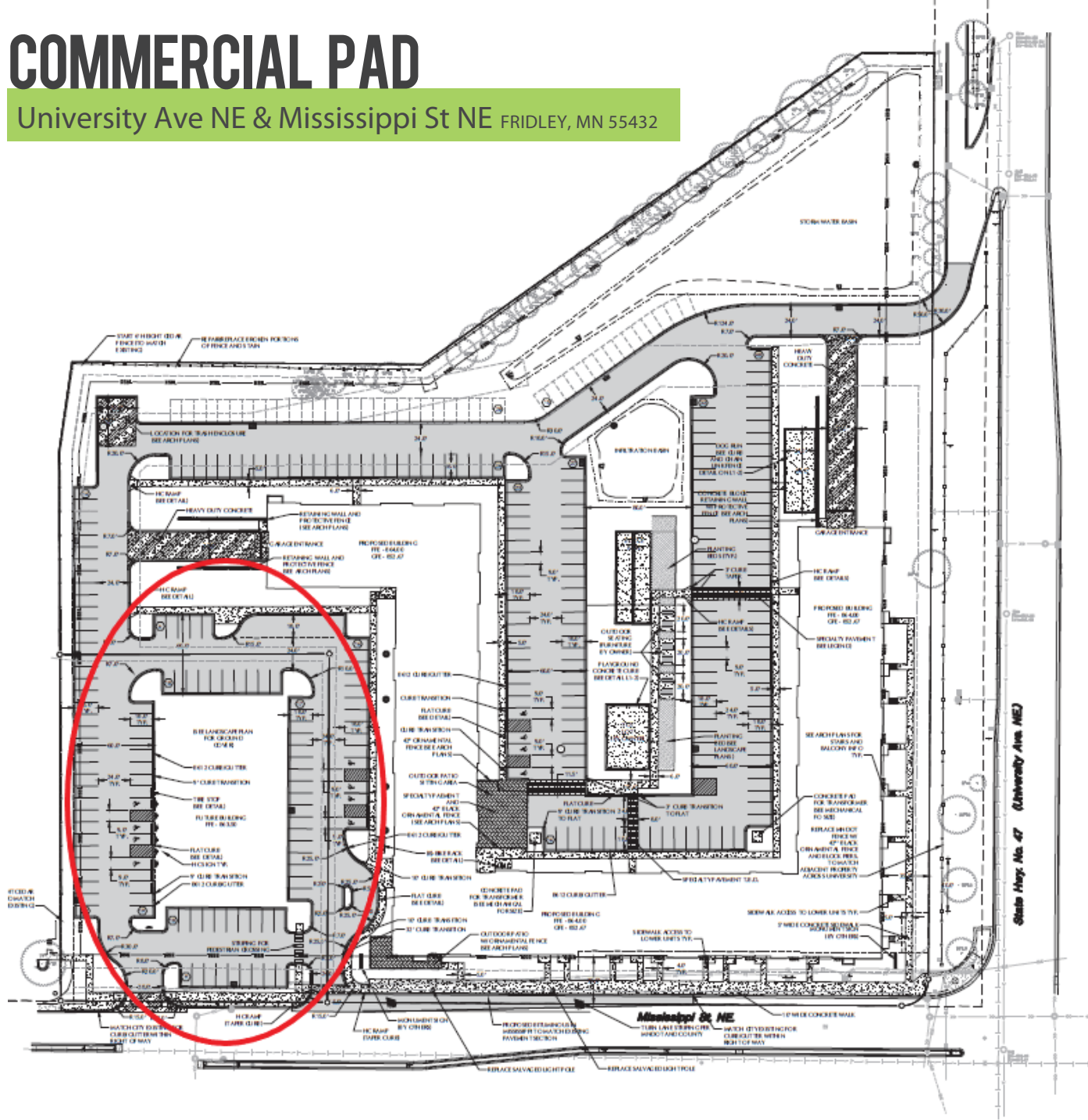
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EST. DEMOGRAPHICS	5 MINUTES	10 MINUTES	13 MINUTES
Population	19,737	154,212	367,048
Employees	15,122	77,812	179,035
Average Income	\$77,768	\$81,049	\$82,254
TRAFFIC COUNTS	University Ave NE	1694	Mississippi St NE
	32,500 VPD	163,000 VPD	7,600 VPD

COMMERCIAL PAD

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