



The
ROADSIDE EST. 2013



**\$5
TAN**



Great
Clips



41,000 VPD CENTRAL AVE



TOP **10** TEN
LIQUORS

HWY 242 (MAIN ST)

22,100 VPD

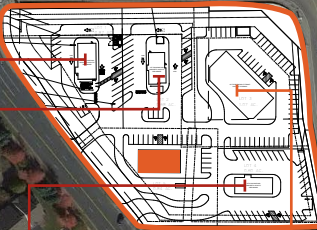
**AT
LEASE**



**AT
LEASE**



**AT
LEASE**



PRESSED
HOT YOGA = Juice



ULYSSES ST



BLAINE SQUARE

Retail For Lease | SEC Hwy 242 & Hwy 65 | Blaine, MN

BLAINE SQUARE OVERVIEW



SITE INFORMATION

Location: SEC of Hwy 242 (Main St) & Hwy 65 | Blaine, MN
Lot Sizes: Various
Timing: Spring 2021 Start | Summer/Fall 2021 Delivery
Address: 12417 Ulysses Street NE | Blaine, MN



AVAILABILITY

Lot 1: Chipotle - Build-to-Suit (**At Lease**)
Lot 2: Popeyes - Ground Lease (**At Lease**)
Lot 3: Existing Strip Center - Caribou | Papa Murphy's | Pressed (**OPEN**)
Lot 4: Future Bank / Food - Ground Lease | **3,300 SF**
Lot 5: Take 5 Oil Change (**At Lease**)



TRAFFIC COUNTS

Hwy 65 (Central Ave): 41,000 vpd
Hwy 242 (Main St): 22,100 vpd
Ulysses Street: 7,500 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,451	61,995	135,917
Daytime Population	9,768	52,387	120,002
Median HH Income	\$85,139	\$93,676	\$87,076
Average HH Income	\$99,879	\$112,472	\$103,652



TRADE AREA TENANTS



FOR MORE INFO CONTACT:

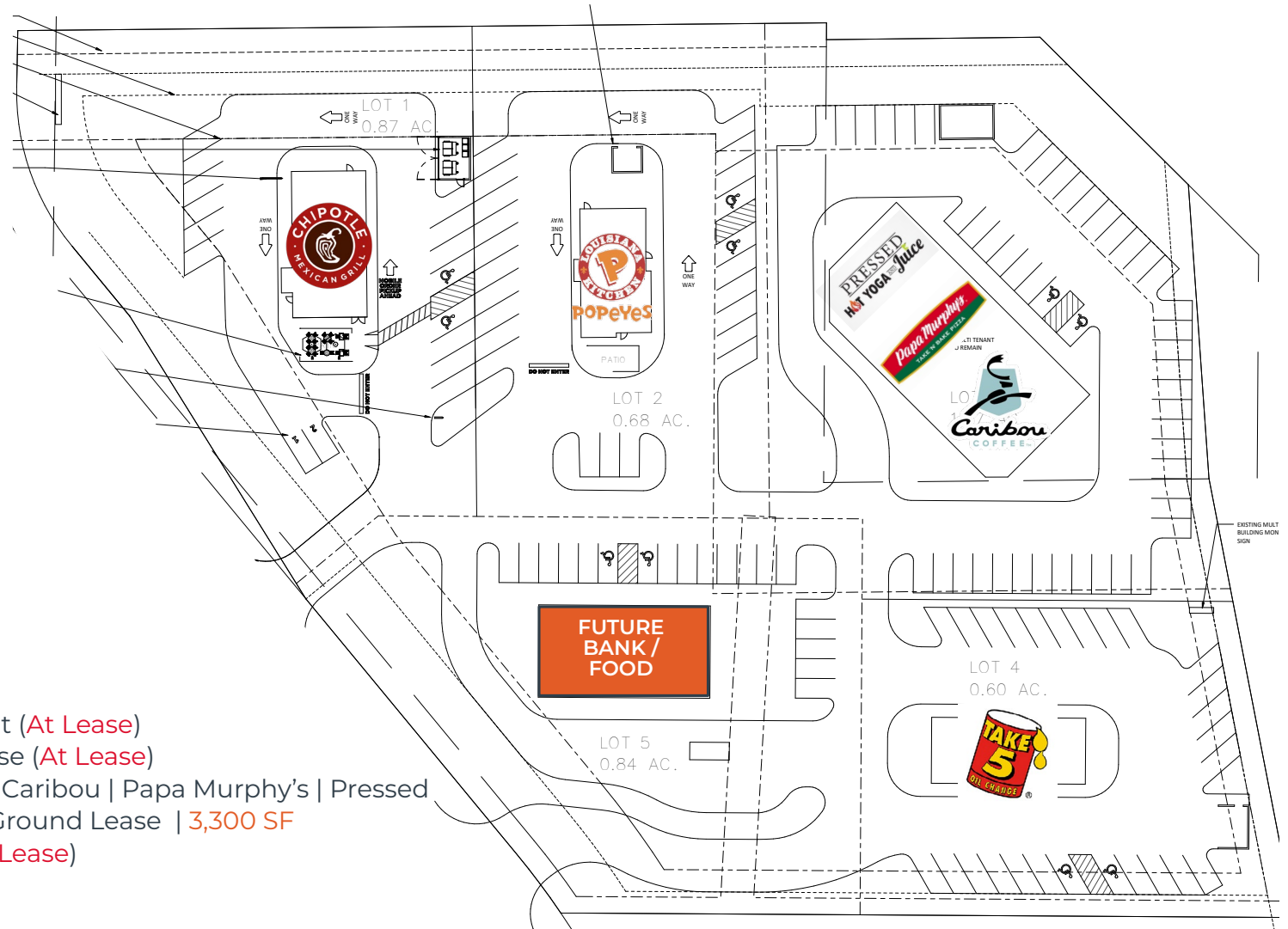
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BLAINE SQUARE SITE PLAN



AVAILABILITY

- Lot 1:** Chipotle - Build-to-Suit (At Lease)
- Lot 2:** Popeyes - Ground Lease (At Lease)
- Lot 3:** Existing Strip Center - Caribou | Papa Murphy's | Pressed
- Lot 4:** Future Bank / Food - Ground Lease | 3,300 SF
- Lot 5:** Take 5 Oil Change (At Lease)

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TRADE AREA AERIAL

TRAFFIC VOLUME DATA:

- 101ST AVE NE: 51,000 VPD
- 105TH AVE NE: 10,300 VPD
- 17,500 VPD
- 22,000 VPD

Key Locations and Businesses:

- Schools:** ROOSEVELT MIDDLE SCHOOL (1,235 STUDENTS)
- Commercial Centers:**
 - Walmart, Lowe's
 - Marshall's, TJ-maxx
 - Hy-Vee
 - Menards, Kohls
 - Target, Best Western
 - Chili's, Sizzler, Carrabba's
 - Wendy's, Panera, Leeann Chin
 - Great Clips, Farrell's
- Other Landmarks:** BLAINE BASEBALL COMPLEX, TWIN CITIES

Site Location: The 'SITE' is located near the intersection of 105th Ave NE and 22,000 VPD.

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