

RETAIL FOR LEASE

MAIN STREET MARKETPLACE

NWC of Hwy 65 & 125th Ave NE | Blaine, MN 55434



CONTACT
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OVERVIEW



PROPERTY INFORMATION

- **Location:** 12555 NE Ulysses Street | Blaine, MN 55434
- **GLA:** 13,070 sf
- **Year Built:** 2003



AVAILABLE FOR LEASE

- **Suite 100:** 1,424 sf (w/ drive-thru)
- **Suite 110:** 2,560 sf
- **Suite 160:** 5,013 sf (space divisible to 1,200 sf)

2020 EST. CAM & TAXES

- \$8.79 psf TOTAL
[\$4.31 psf CAM | \$4.06 psf Taxes | \$0.41 psf Insurance]



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	11,229	58,790	132,583
Median HH Income	\$76,008	\$87,235	\$80,858
Average HH Income	\$89,630	\$107,069	\$99,713

** Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*

AREA TENANTS



AREA TENANTS



COMMENTS

- Prominent high traffic intersection
- Dense and mature trade area
- Hy-Vee under construction one mile to the west on Main St
- Opening early summer 2020
- Proposed Goddard School to be built on adjacent site



TRAFFIC COUNTS

- 38,000 vpd - Highway 65
- 22,700 vpd - 125th Avenue NE

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SITE PLAN



SITE AERIAL



The site map illustrates the layout of the property, including building footprints, parking spaces, and surrounding features. The building complex is divided into several sections. The top section contains Suite 100 (1,424 SF), Suite 110 (2,560 SF), Great Clips, DeNail Place, S Spine, and Suite 160 (5,013 SF). The bottom section contains a \$5 TAN area, a Hair Block, and a Briggs & Riley area. The map also shows a large parking lot and a road with a traffic light. A legend indicates that blue areas represent 'AVAILABLE SUITES' and grey areas represent 'SEPARATE OWNER'. An orange arrow points to the entrance of Suite 100.

SEPARATE OWNER



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TRADE AREA AERIAL

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BLAINE
HIGH SCHOOL



ROOSEVELT
MIDDLE SCHOOL



53,000 vpd

18,400 vpd

109th Ave NE

Central Ave NE

38,000 vopd

SITE

125th Ave NE

NATIONAL
SPORTS CENTER



Dairy Queen

NTB

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