

Vadnais Heights - New Retail Development

1035 East County Road E | Vadnais Heights, MN 55110

***DRIVE THRU OPPORTUNITY**



Contact

Patrick Daly
 T: 952-563-6640
 F: 952-563-6633
pdaly@midamericagr.com

Michael Lund
 T: 952-563-6611
 F: 952-563-6633
mlund@midamericagr.com



MID-AMERICA[®]
 Real Estate-Minnesota, LLC
 5353 Wayzata Boulevard, Suite 650
 Minneapolis, Minnesota 55416
 (952)563-6600 FAX: (952)563-6633
www.midamericagr.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

Vadnais Heights - New Retail Development

1035 East County Road E | Vadnais Heights, MN 55110

***DRIVE THRU OPPORTUNITY**



Available Space

1,440 SF up to 8,600 SF

2016 Rates

(Budgeted PSF)

CAM \$5.67

INS \$0.16

RE Tax \$5.78

Total \$11.61

Area Retailers

Walmart

TARGET

festival
LOOKS

Features

- Drive thru available
- Patio seating available
- New construction
- Monument/pylon signage available
- 48 parking stalls

Traffic Counts

72,000 vpd on I-35E
23,000 vpd on East CR-E

Contact

Patrick Daly

T: 952-563-6640

F: 952-563-6633

pdaly@midamericagr.com

Michael Lund

T: 952-563-6611

F: 952-563-6633

mlund@midamericagr.com



MID-AMERICA[®]

Real Estate-Minnesota, LLC

5353 Wayzata Boulevard, Suite 650

Minneapolis, Minnesota 55416

(952)563-6600 FAX: (952)563-6633

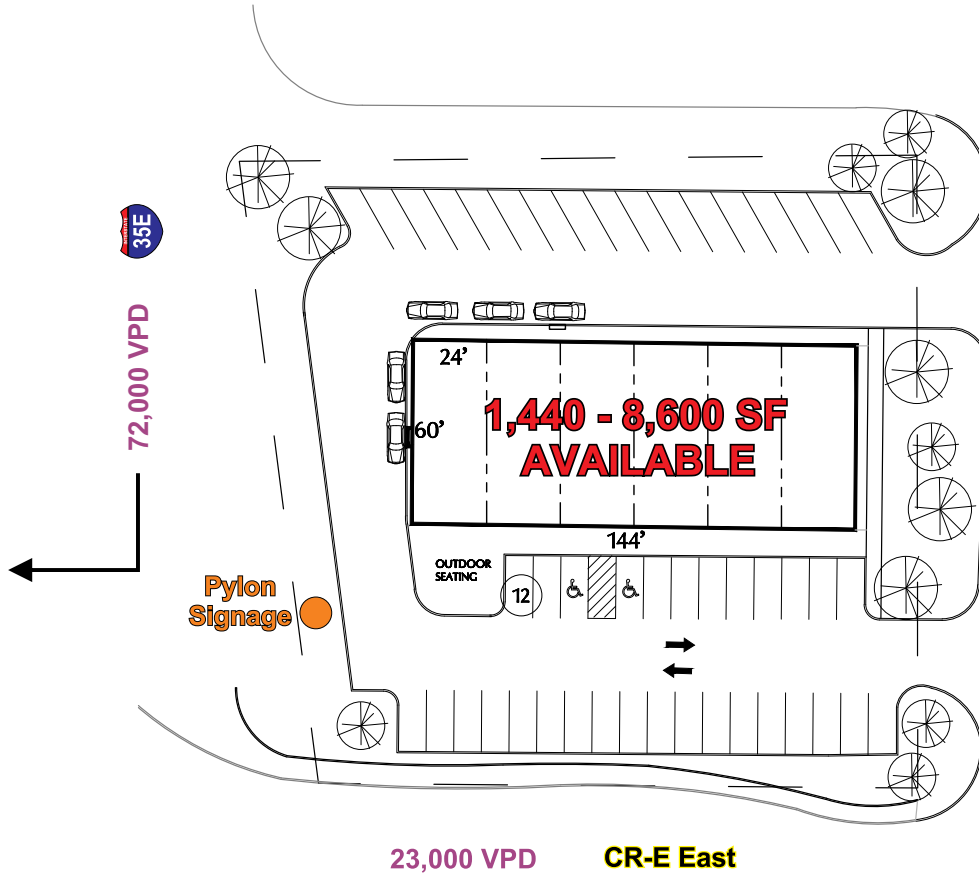
www.midamericagr.com

— A MEMBER OF — **CHAINLINKS** RETAIL ADVISORS

Vadnais Heights - New Retail Development

1035 East County Road E | Vadnais Heights, MN 55110

***DRIVE THRU OPPORTUNITY**



Trade Area Demographics

Data Source - Synergos Technologies, Inc. 2015

1 Mile	3 Mile	5 Mile
\$67,599 Est. Avg. Income	\$77,454 Est. Avg. Income	\$78,845 Est. Avg. Income
2,088 Est. Daytime Pop.	29,201 Est. Daytime Pop.	88,392 Est. Daytime Pop.
3,762 Est. Population	54,364 Est. Population	169,030 Est. Population
1,645 Est. Household	22,590 Est. Household	67,694 Est. Household

Contact

Patrick Daly

T: 952-563-6640

F: 952-563-6633

pdaly@midamericagr.com

Michael Lund

T: 952-563-6611

F: 952-563-6633

mlund@midamericagr.com



MID-AMERICA[®]

Real Estate-Minnesota, LLC

5353 Wayzata Boulevard, Suite 650

Minneapolis, Minnesota 55416

(952)563-6600 FAX: (952)563-6633

www.midamericagr.com

A MEMBER OF CHAINLINKS RETAIL ADVISORS