

# 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](mailto:pdaly@midamericagr.com)

**Michael Lund**  
 T: 952-563-6611  
 F: 952-563-6633  
[mlund@midamericagr.com](mailto:mlund@midamericagr.com)



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

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## 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**

## 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

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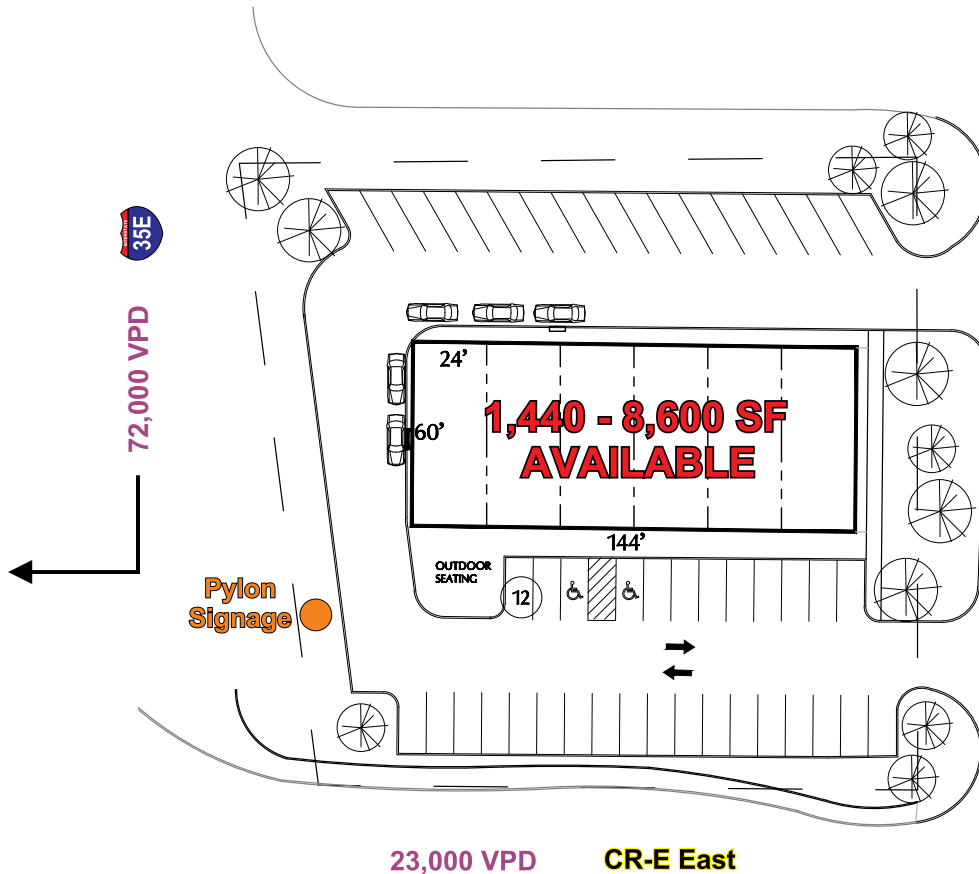
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## Trade Area Demographics

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

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