



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



## For Lease

7777 Central Ave NE  
Spring Lake Park, MN

### AREA AMENITIES

- Total Building Size 20,000 SF
- Visibility/signage to Central Ave
- Suite A2/B/C1 -9,623 RSF, demiseable to 6,303 or 3,320 RSF
  - Perfect dollar store, daycare, adult daycare or event center location
- Suite D 1,864 SF
- 157 Surface Stalls
- Hwy 65 – 30,046 vehicles per day (2022)
- Join Total Medical, Rong Cheng, and others



### PROPERTY DETAILS

Lease Rate: 14.00/RSF NNN  
CAM/Taxes: \$7.43/RSF (2023)

### FOR MORE INFORMATION, CONTACT

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**CONTACT:** Marty Fisher

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Suite C1: 6,303 SF  
Potential Event  
Center, Daycare or  
Charter School  
area

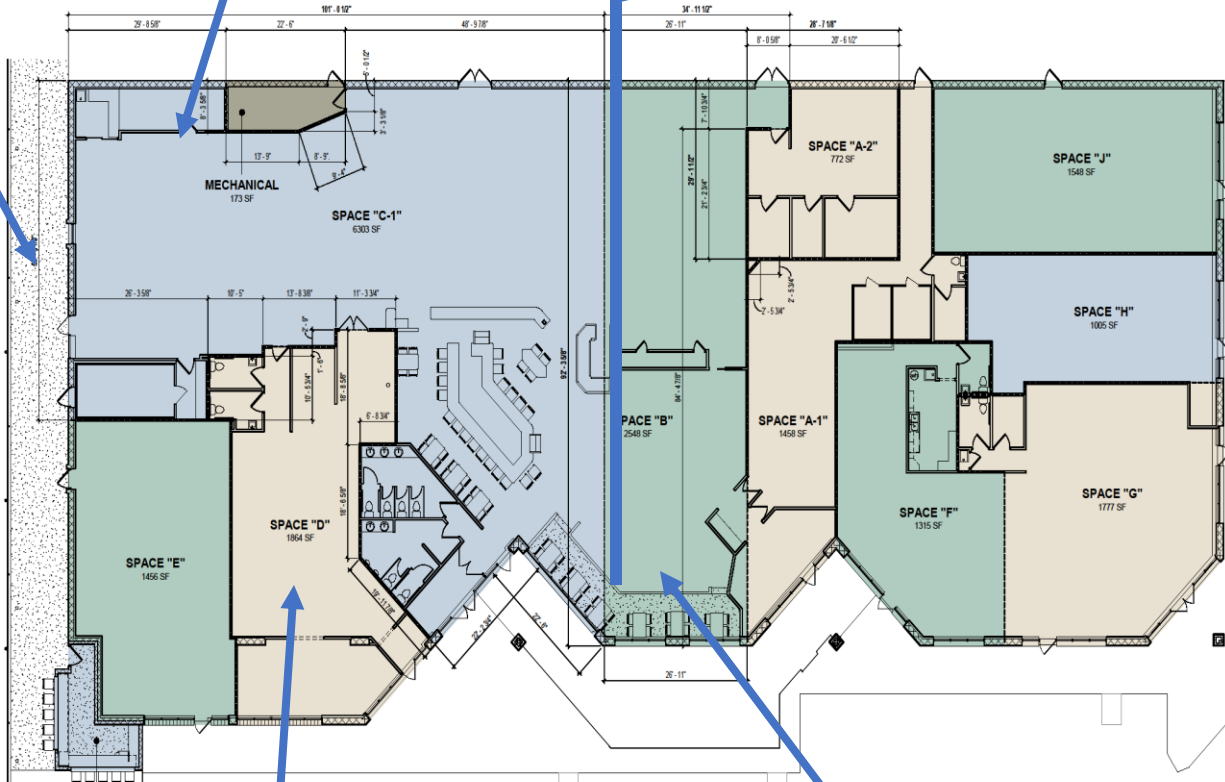
**9623 SF Total**  
**6,303 SF Demise**  
**3,320 SF Demise**

**BUILDING SUMMARY:**

SPACE "A-1"	1458 SF
SPACE "A-2"	772 SF
SPACE "B"	2548 SF
SPACE "C-1"	6303 SF
SPACE "C-2"	226 SF
SPACE "D"	1864 SF
SPACE "E"	1456 SF
SPACE "F"	1315 SF
SPACE "G"	1777 SF
SPACE "H"	1005 SF
SPACE "J"	1548 SF
MECHANICAL	173 SF

Possible demise  
location

Outside  
exercise or  
bar area



**1 TENANT SPACE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Suite D – 1,864 SF

Suite A-2/B 3,320 SF



8973 Brady Lane, Suite 100  
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sdka@sdkarch.com

THIS DRAWING, SPECIFICATION OR REPORT HAS BEEN PREPARED FOR BEING A PROFESSIONAL ONLY. FINAL DESIGN DOCUMENTATION OF THE PROJECT WILL BE COMPLETED BY THE DESIGNER'S APPROACH BY LICENSED DESIGN PROFESSIONALS REGISTERED IN THE STATE OF MINNESOTA.

Tenant Finish Improvements  
**SPRING LAKE PARK CENTER**  
7777 Highway 65 NE - Spring Lake Park, Minnesota

REVISIONS		
#	Description	Date

PROPOSED TENANT SPACES

Project Number: 21-009  
Date: NOV 29, 2022  
Drawn By: SDK  
Checked By:   
**A.102**  
Scale: 1/8" = 1'-0"





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- Front Patio seats
- Visibility to highway 65
- Top Billing on monument sign with electronic, colored LED signage for tenant



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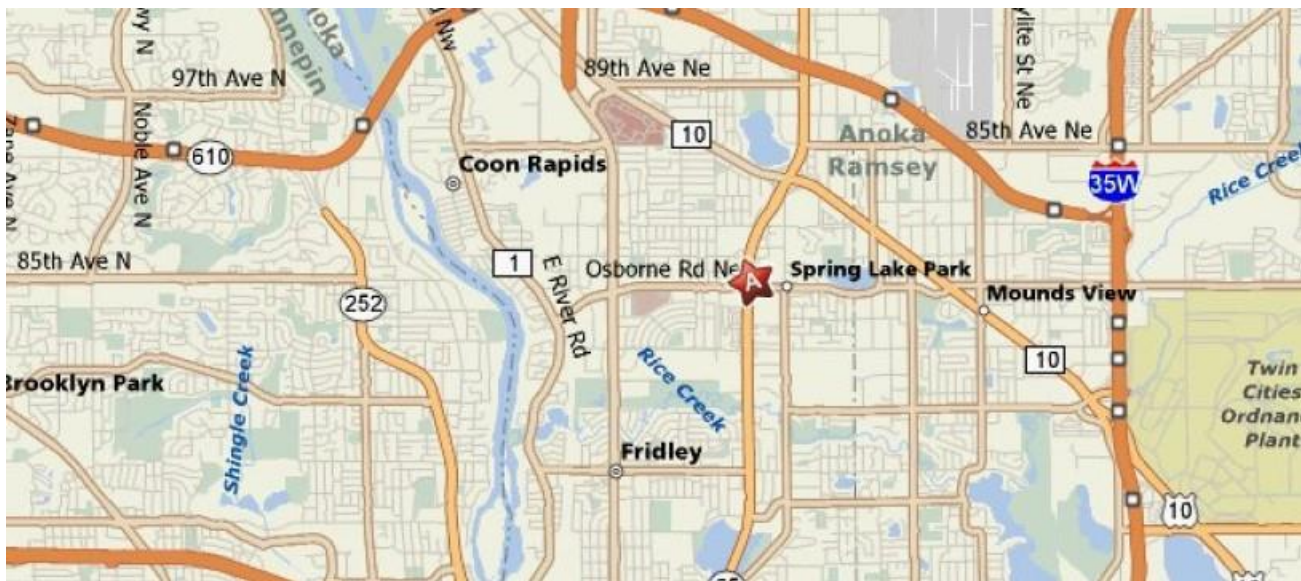
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Suite C1 / B  
9623 RSF

Monument  
sign

Outside  
exercise  
or bar  
area (not  
included  
in SF



Demographics	1 miles	3 miles	5 miles
Total Population	6,272	38,348	109,066
Average Income	\$64,153.00	\$65,497.37	\$69,525.48
Total Households	5,011	23,010	54,193

