

**38500 Tanger Dr.
North Branch, MN 55056**



- Office/Retail Mall North Branch
- Hwy 35 Visibility
- A variety of suite sizes to meet every need
- Suites from 2450 SF – 43,000 SF
- Lease Rate \$8.00 psf NNN for most suites
- 2025 CAM/Tax Rate \$4.66 psf

Contact:

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Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.



Local Retail



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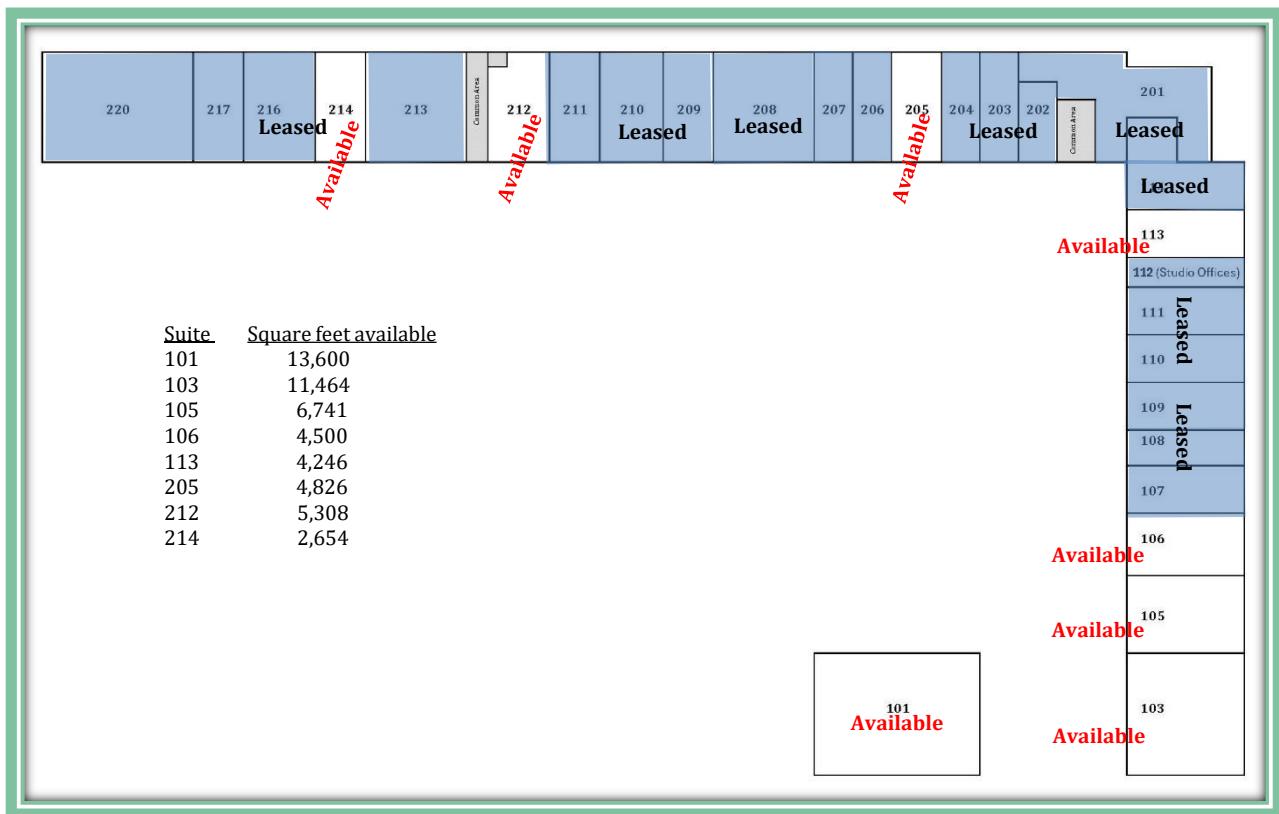
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Mall Layout



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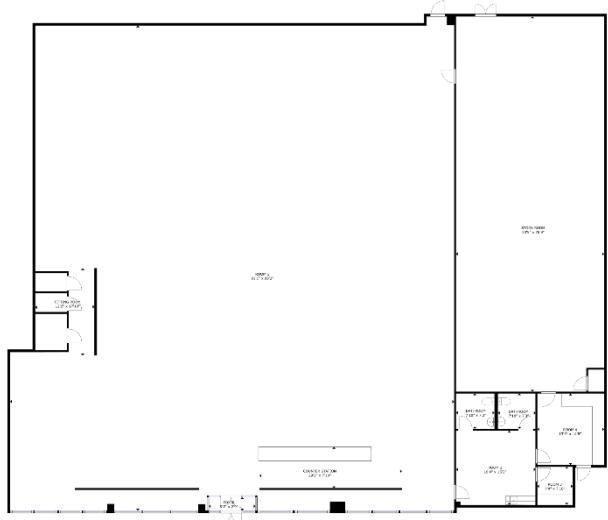
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Suite 101
13,600 SF
Lease Rate \$12 NNN



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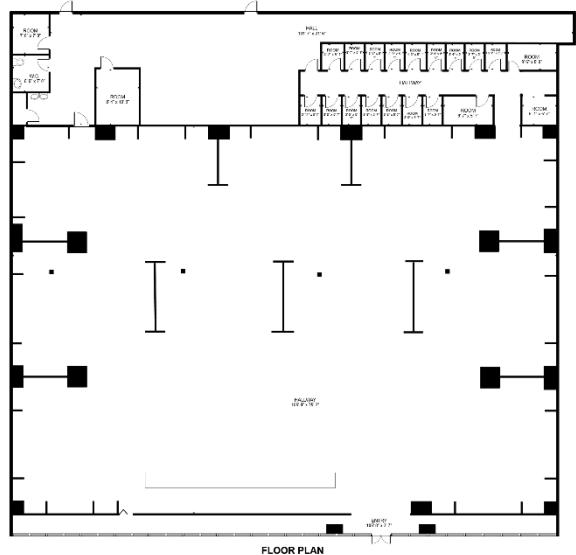
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Suite 103
11,464 SF
Lease Rate Negotiable



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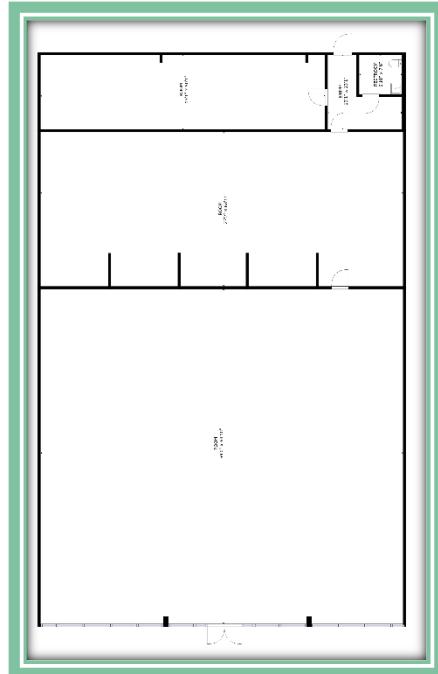
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Suite 105
6741 SF
Lease Rate \$8 NNN



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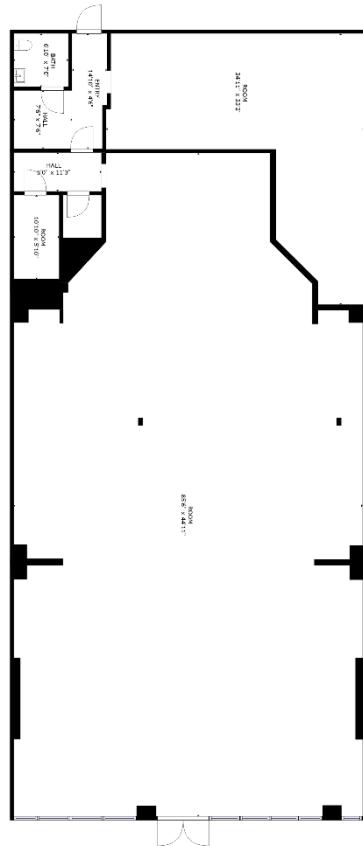
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Suite 106
4500 SF
Lease Rate \$8 NNN



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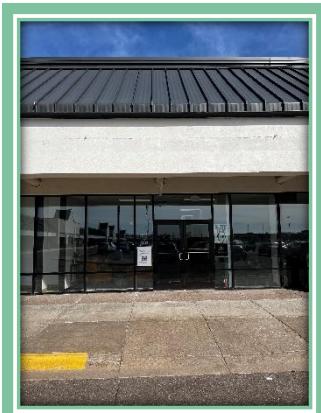
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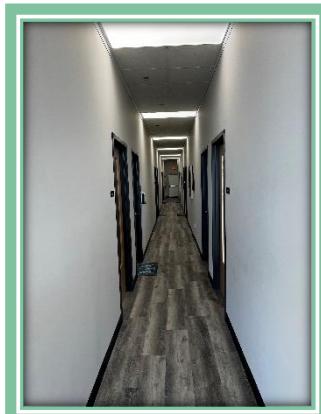
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Suite 112

Professional Suites Complex



- 4 Studio-Suites Available
- Private and Locking
- Shared Waiting Area
- Shared Meeting Room
- Shared Kitchen & Bathroom
- Lease Rate - \$650 - \$850 per month
- Gross Lease



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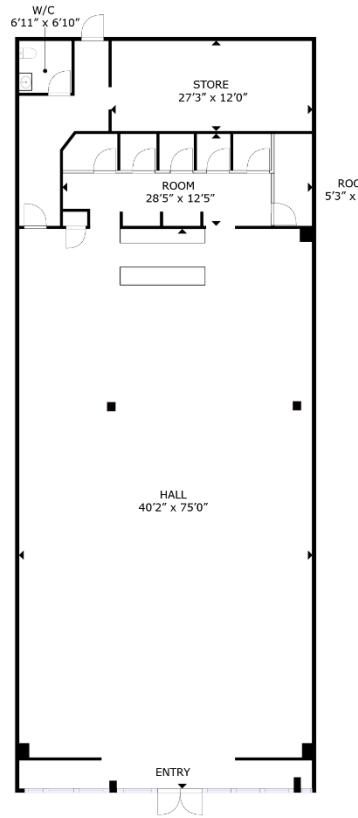
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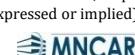
Suite 113
4246 SF
Lease Rate \$8 NNN



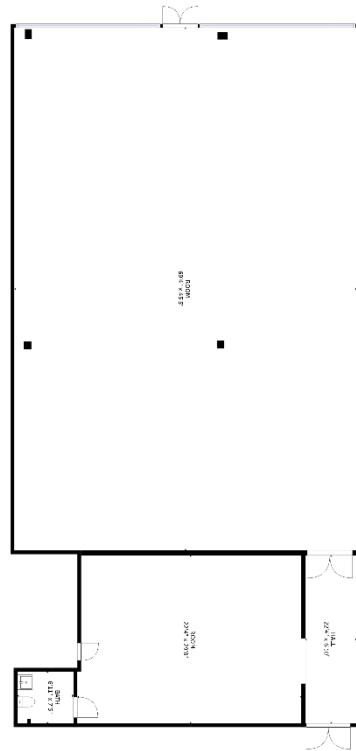
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Suite 205
4826 SF
Lease Rate \$8 NNN



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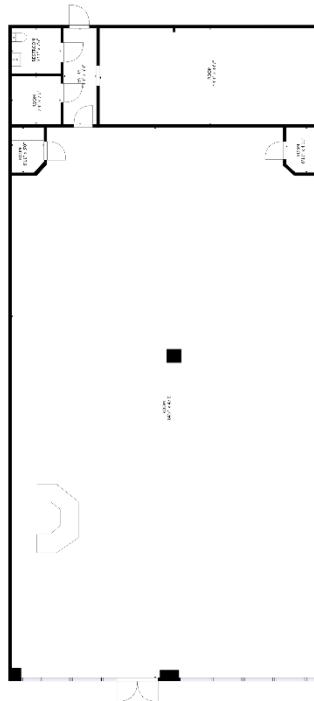
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Suite 209
4898 SF
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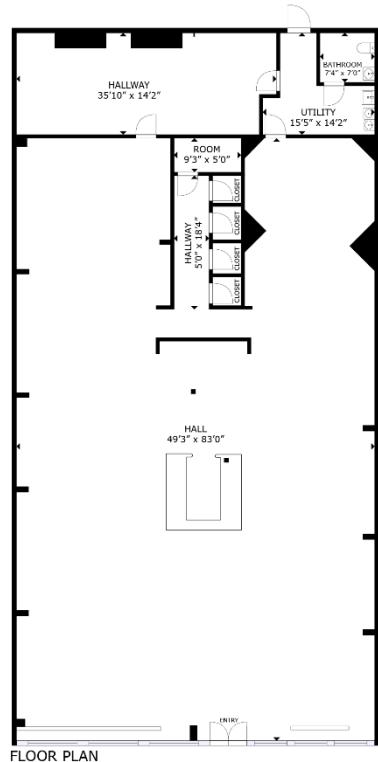
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Suite 212
5308 SF
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8255	11,463	13,295
MEDIAN HH INCOME	\$49,209	\$51,015	\$51,682
AVERAGE HH INCOME	\$59,434	\$61,025	\$60,726

TRAFFIC COUNTS

35W AND HWY 95	35,000 CPD
TANGER DR. AND STANLEY K TANGER BLVD	5,959 CPD
TANGER DR. AND 386 ST S	3,887 CPD

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