

FOR LEASE

# GATOR INVESTMENTS UNIVERSITY IV SHOPPING CENTER

8151 - 8255 UNIVERSITY AVENUE | SPRING LAKE PARK, MN 55432



## PROPERTY OVERVIEW

- National Tenants Include Dollar Tree (Coming Soon) & Empire Beauty Schools
- GLA of +/- 55,715 SF

## LOCATION OVERVIEW

- Located in west Spring Lake Park, just north of Minneapolis
- Nearest Intersection: 81st Avenue & University Avenue
- Anoka County
- Traffic Count: 31,000 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)

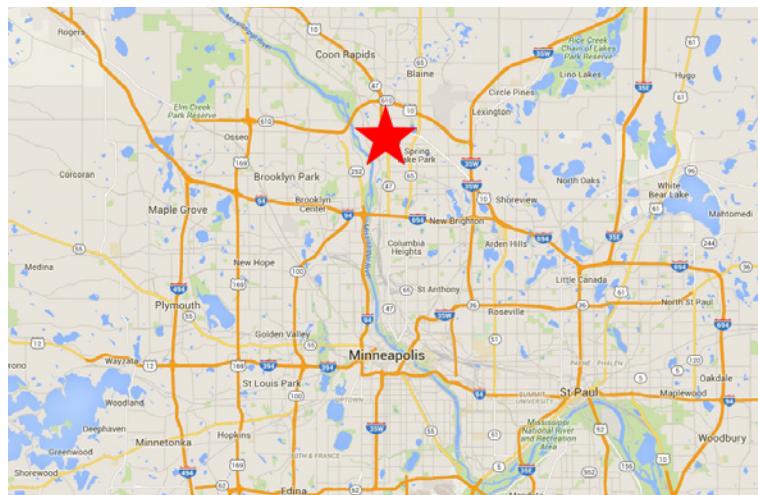
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

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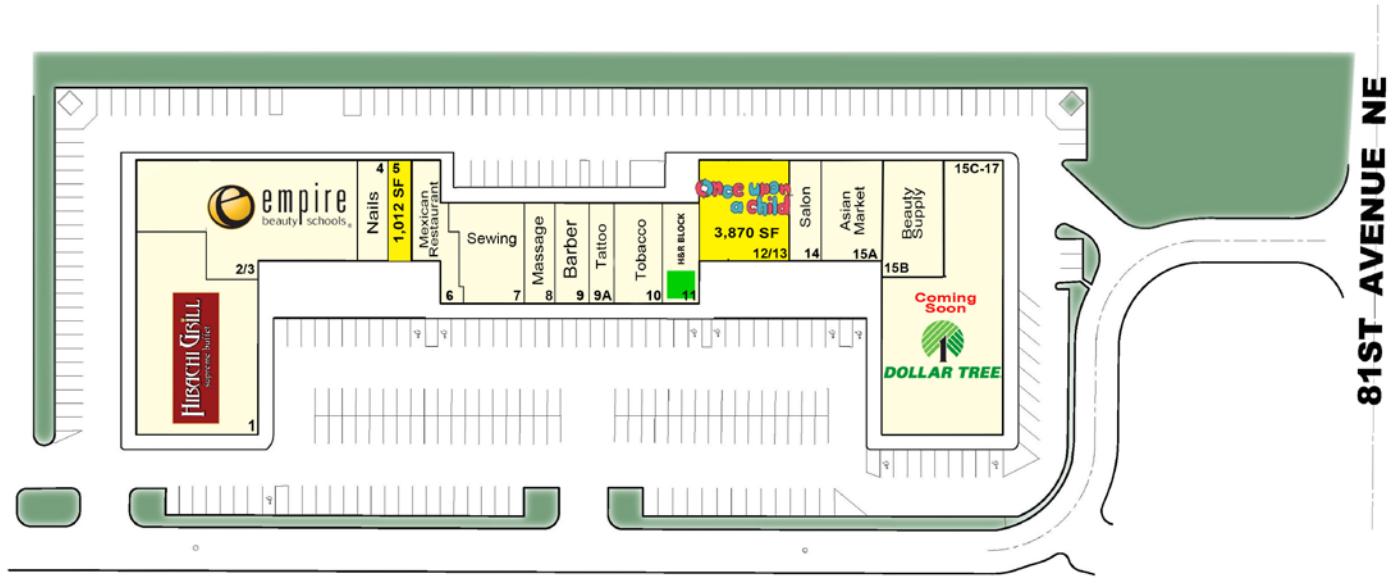
## DEMOCRAPHICS

• 2021

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SPRING LAKE PARK, MN 55432**

TRADE AREA	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	8,954	77,026	230,385
<b>AVG. HH INCOME</b>	\$76,158	\$86,688	\$88,957
<b>AVG. AGE</b>	42	39	37

**SPACE AVAILABLE**



**N. UNIVERSITY AVE**

Owned and Operated By A  
**GATOR**  
Affiliated Company

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