

## 3543 88<sup>th</sup> Ave Circle Pines, MN



- 2040 SF Available
  - > 1540 SF of office
  - > 500 SF of Warehouse
- Hwy 35 W and Lake Dr
- Signage facing Lake Dr.
- 2 Private offices
- Kitchenette
- Open concept conference room

#### Contact:

# Nik Anderson COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

- Heated Warehouse
- > 12ft Drive-in door
- > 15ft Clear Height
- > \$17 Modified Gross
- Tenant pay Utilities
- Existing Furniture Available for Purchase or Lease

#### Contact:

# Matt Anderson COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax <u>Matt@ricproperty.com</u>

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## **Local Retail**



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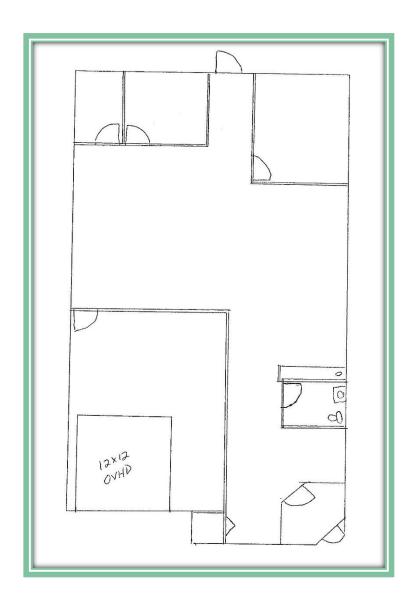
Matt@ricproperty.com



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## **Floor Plans**



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## **Interior Photos**









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#### RETAIL • INDUSTRIAL • COMMERCIAL PROPERTY MANAGEMENT SPECIALIST www.ricpproperty.com

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**DEMOGRAPHICS** 1 MILES 3 MILES 5 MILES **POPULATION** 26,091 50,296 4413 **MEDIAN HH INCOME** \$77,206 \$85,886 \$87,458

## **TRAFFIC COUNTS**

LAKE DR AND RENDOVA ST NE **12,305** CARS PER DAY 7,134 CARS PER DAY LAKE DR AND NAPLES ST

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