

## Retail Redevelopment for Lease

3503 Bridge Street, St. Francis, MN

### DETAILS

- New retail redevelopment
- 4,400 sf new retail located across from St. Francis High School on Bridge Street
- Tenant turnover approximately April 2025
- Fantastic visibility, foot traffic and demographics
- Take 1,200 SF up to 4,400 SF
- Drive-thru capable for each endcap
- 10,061 vehicles per day
- Monument signage, full two-way access to Bridge Street

#### PROPERTY DETAILS

Lease Rate: Negotiable  
2025 CAM/ Tax: Estimated  
At \$10.00 / SF

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

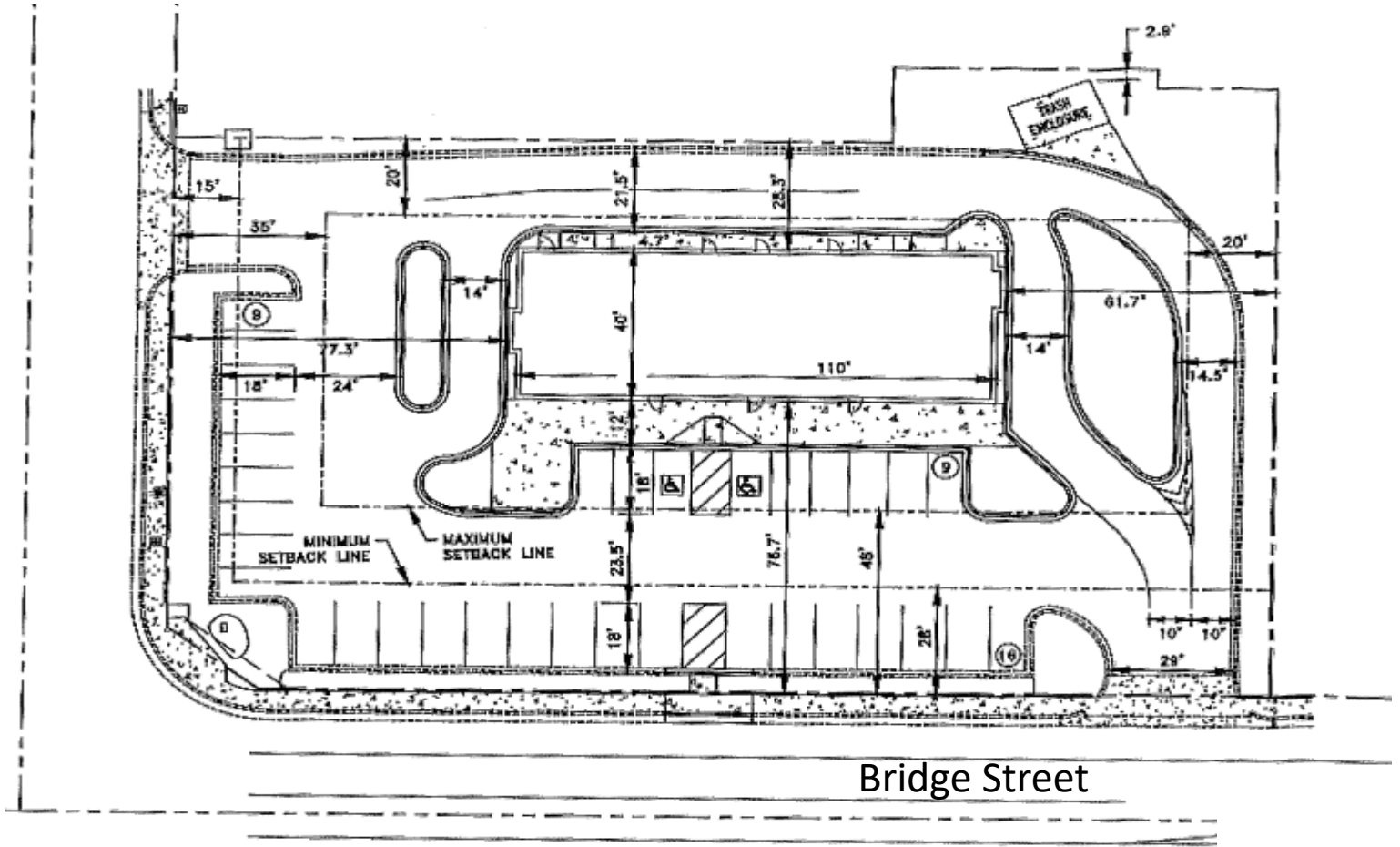
763-862-2005

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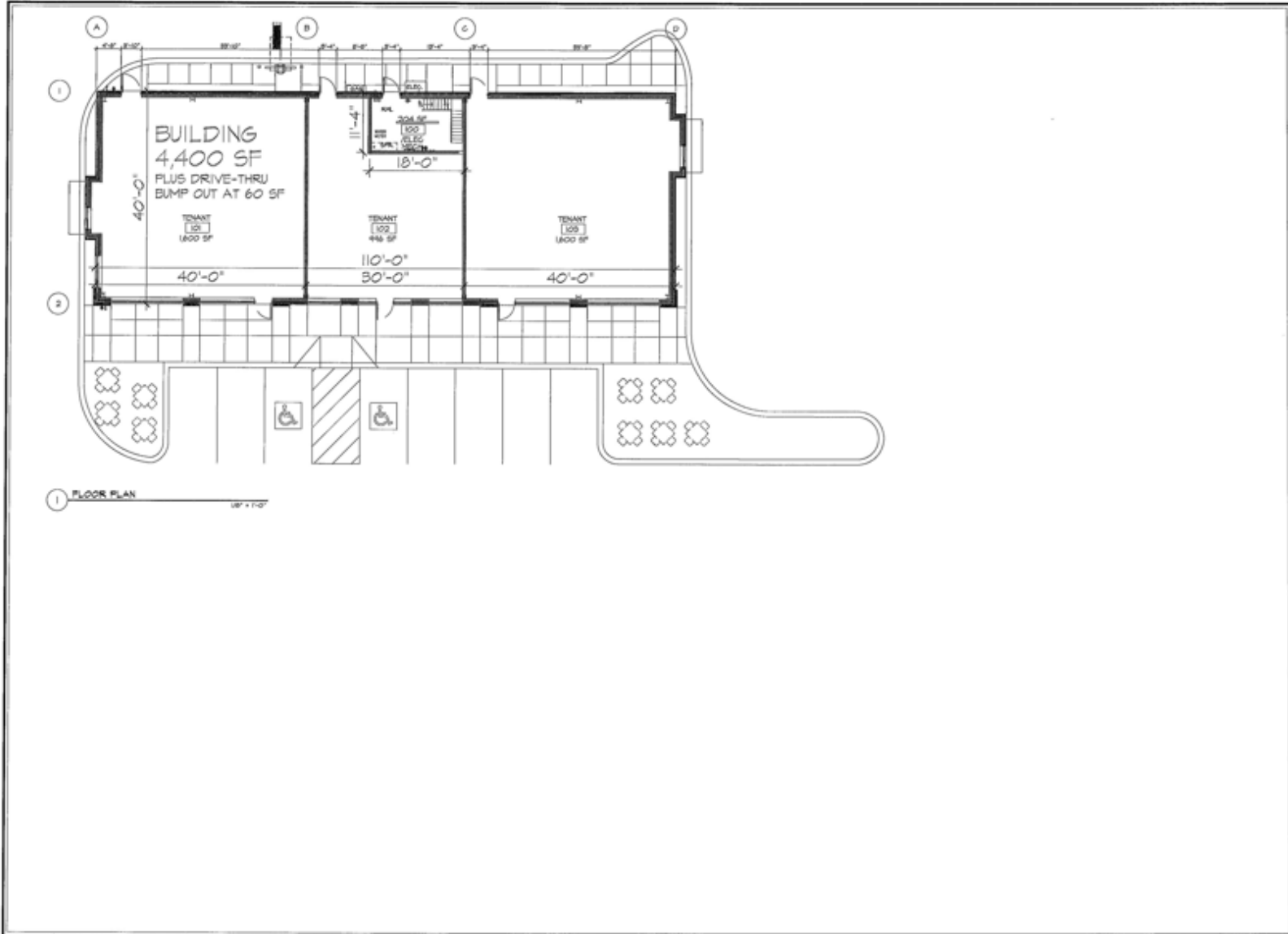
[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



## Retail Building Overview



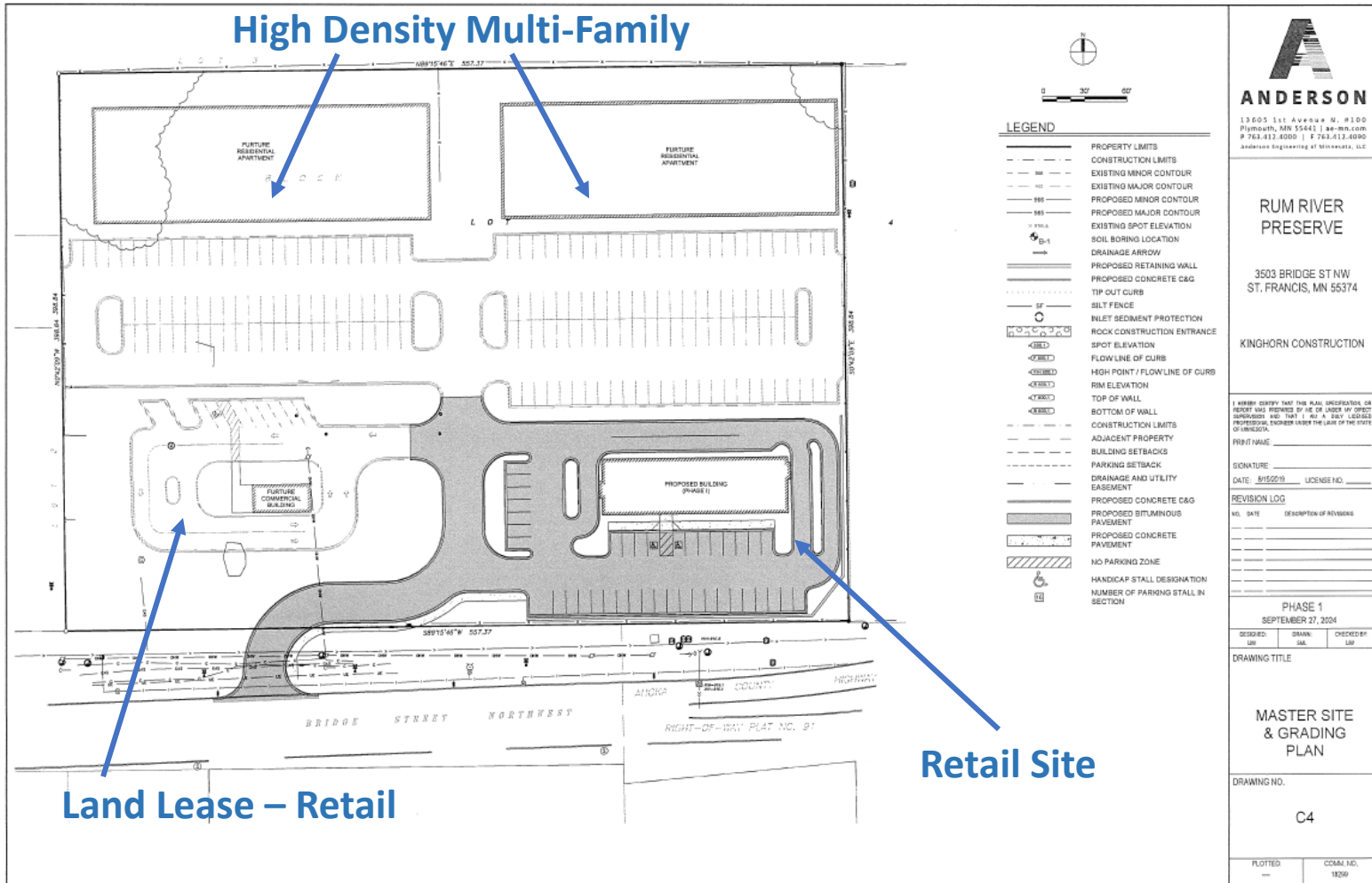
At the roundabout with pylon signage & building signage  
4,400 sf, two end caps with drive-thru capability  
Great corner location across from St. Francis High School



40' deep bays  
Wide sidewalks / patio seating  
Possible 3 Bays more or less



## Site Plan



**Total development includes  
two retail sites and multi-family for added density**





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Site

Roundabout

St. Francis  
High School

Demographics	1 miles	3 miles	5 miles
Total Population	4,522	11,431	19,523
Average Income	\$98,888	\$109,441	\$116,938
Total Households	1,646	4,046	6,843