

FOR LEASE

Main Street Village

580 5th Ave NW. New Brighton, MN 55112



PROPERTY DETAILS

**Class A /Medical/Office/Retail in
New Brighton at Main Street Village**

Lease Rates: Negotiable

CAM: \$6.82 / TAX: \$4.11

Building Size: 11,895 SF

Suite 120: 530 SF

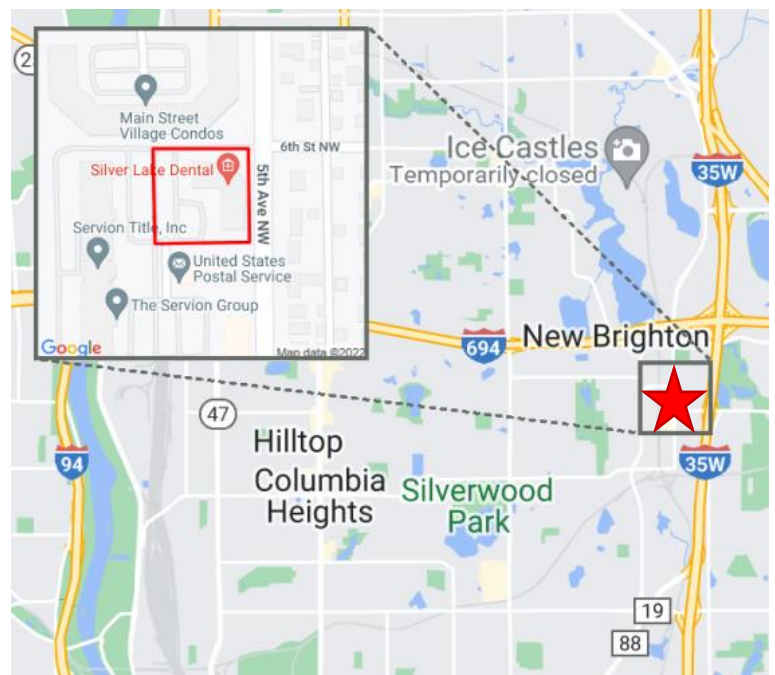
- Two offices on glass, reception, breakroom

Property Highlights:

- Great visibility
- Signage opportunity on 5th Ave NW.
- Off-street parking available

LOCATION

Located off I-35W, I-694 and Old Highway 8



ZAC HOULE

Vice President, Sales & Leasing
D: 651-209-0520 | M: 651-248-7567

MARK YOUNG

Vice President, Sales & Leasing
D: 651-233-2435 | M: 651-307-2371

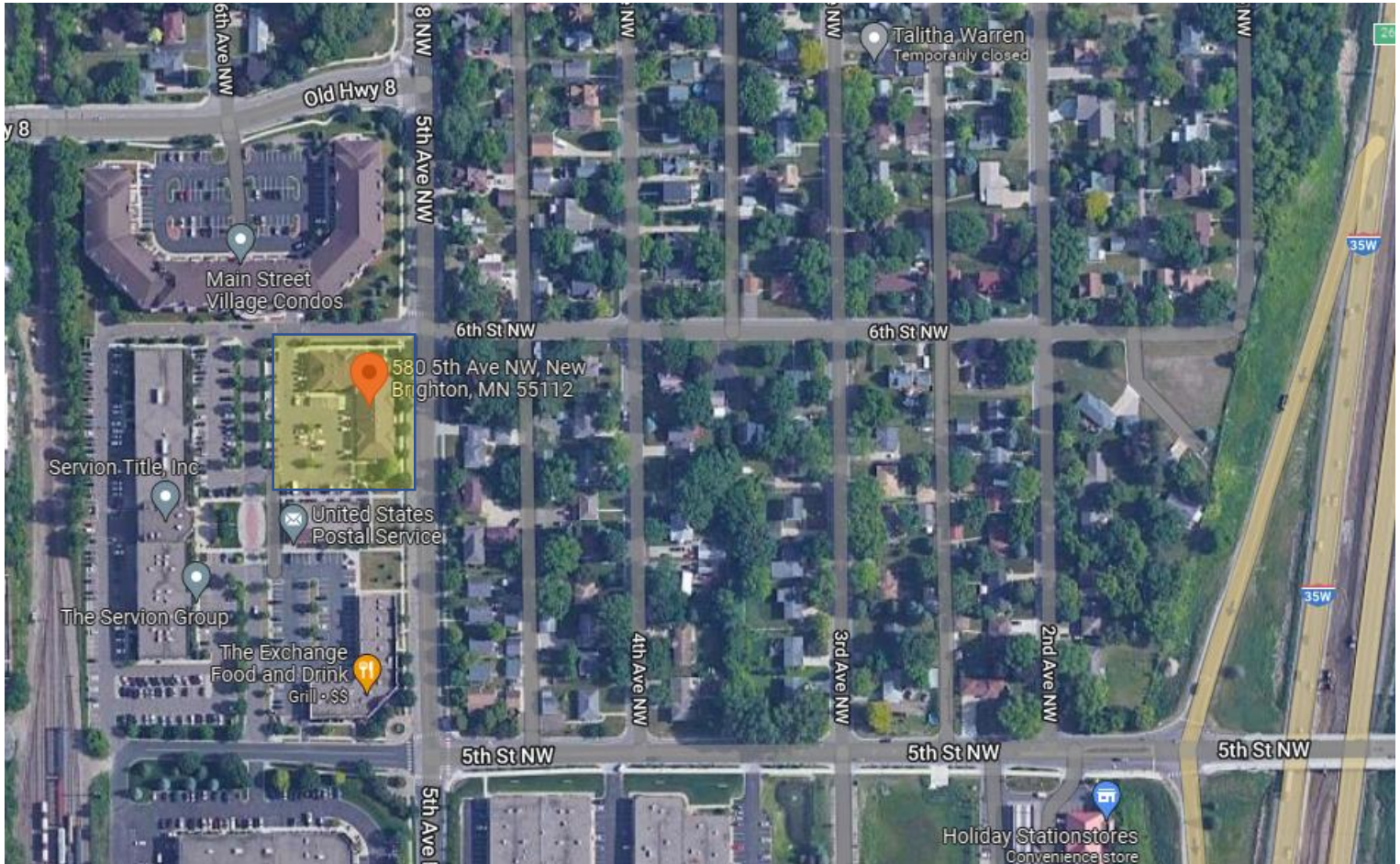
**CROSSROADS
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SITE



Daily Traffic Counts

Interstate 694	120,000
Interstate 35W	102,973
Old Highway 8	9,993
5 th Ave. NW	6,369

Demographics

	1 Mile	3 Mile	5 Mile
Population	5,319	37,641	114,639
Households	4,930	23,885	60,502
Average HH Income	\$77,403	\$74,217	\$71,565

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Aerial



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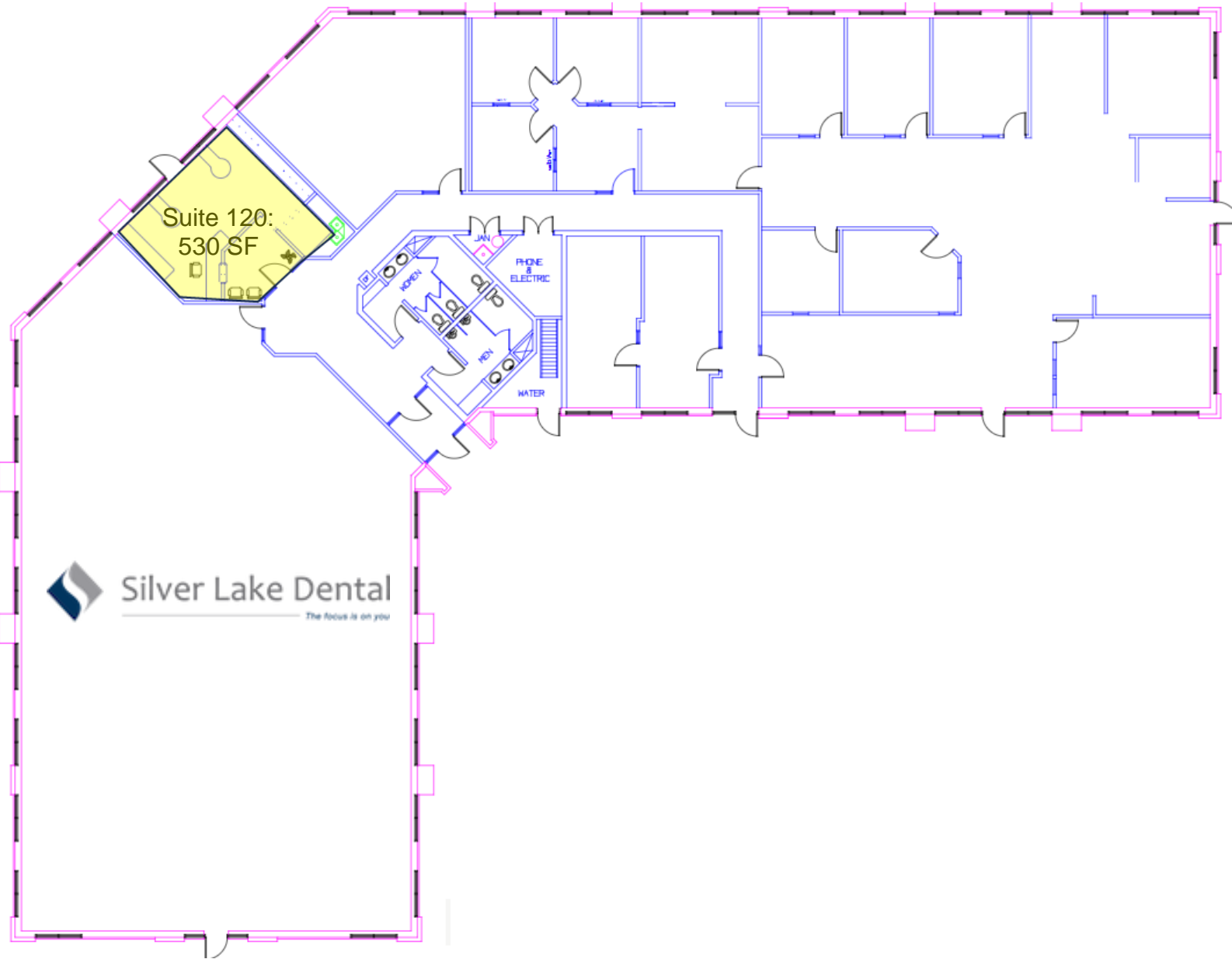


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Building Plan



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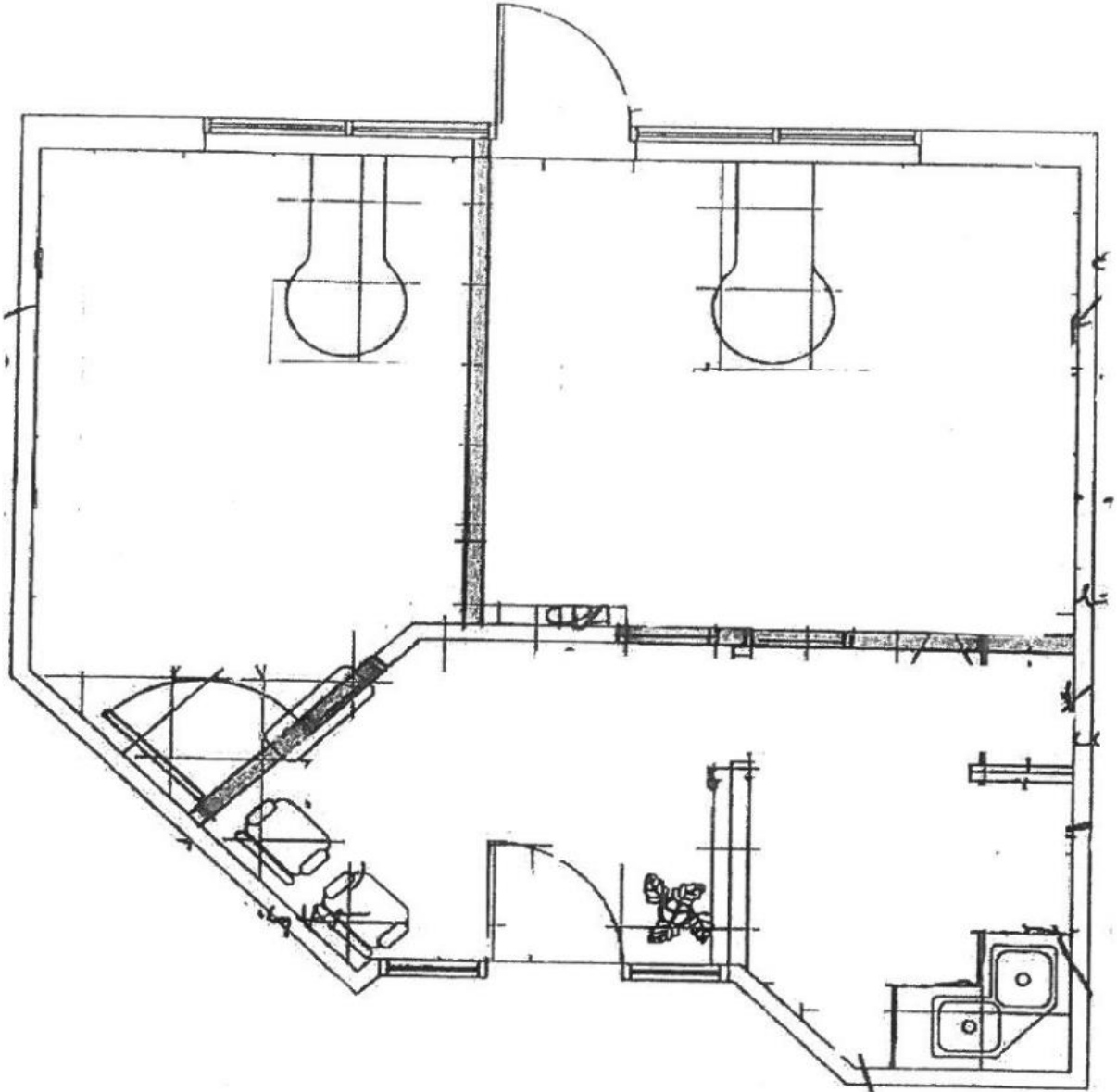


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