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Retail For Sublease

# 785 53rd Avenue NE

785 53rd Avenue NE | Fridley, Minnesota

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# Property Overview

## Building Size

25,000 SF

## Year Built

1978 / 2002 Renovated

## Space Available

2,001 SF including bath area

## Lease Term

5 years

## Parking

50 surface spaces

## 2024 Tax & CAM

\$ 6.50 PSF Total

## Lease Rate

\$18.00 SF/YR (NNN)

## Traffic Count

I-694: 138,917 vehicles per day

MN Highway 65: 25,638 vehicles per day



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	14,482	106,609	272,942
Median HH Income	\$69,627	\$77,618	\$77,896
Average HH Income	\$89,278	\$101,954	\$101,521
Daytime Population	7,523	49,388	147,766





AVAILABLE  
2,001 SF

53rd Ave NE

MINNESOTA  
65

Central Ave NE



Excellent Visibility to  
Highway 65 & I-694



Great Fridley  
Retail Corridor



Building Signage  
Available



High Traffic Counts  
of 25,638 VPD



106,609 People in a  
3-Mile Radius

# Floor Plan

2,001 SF Available





