

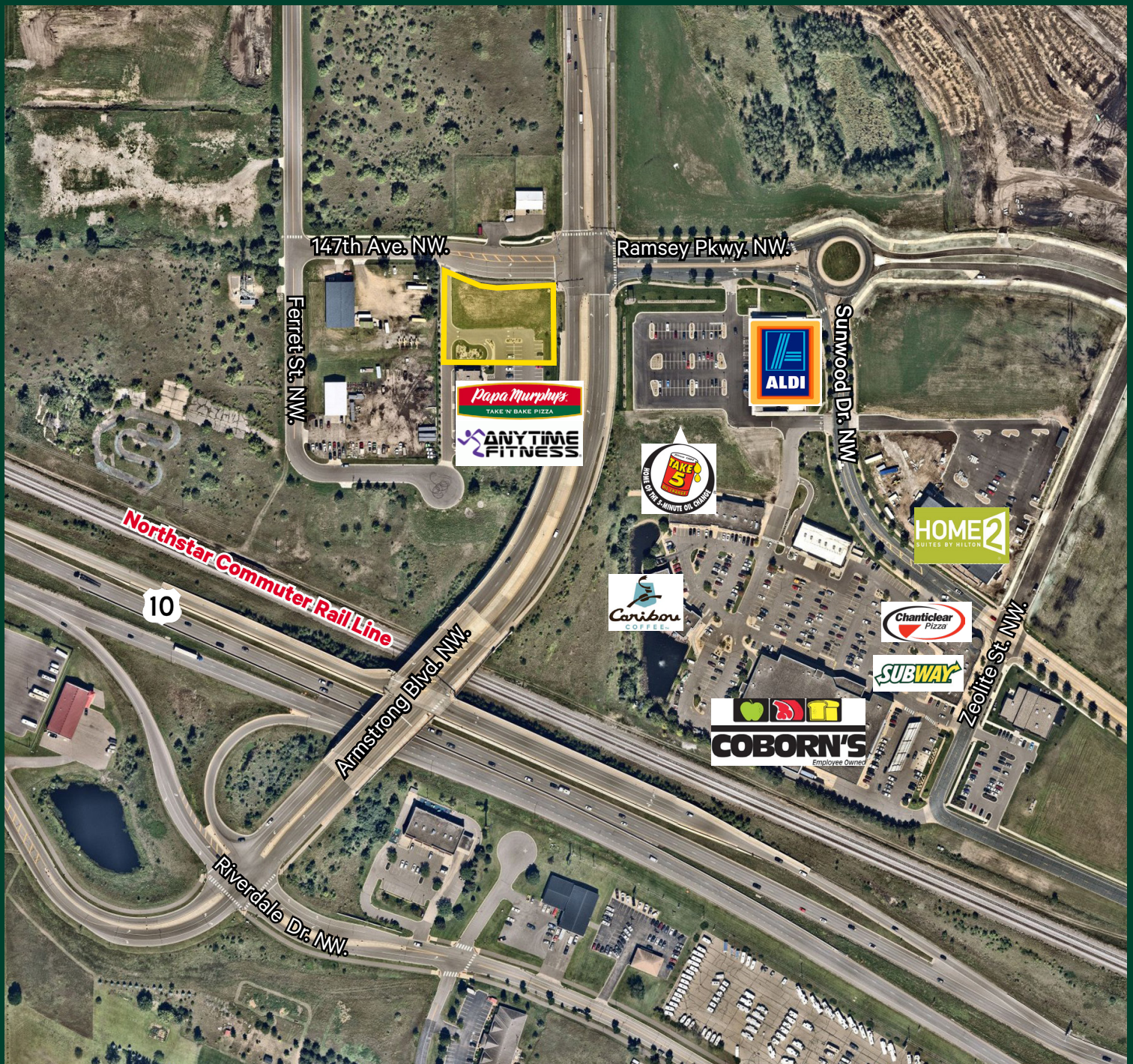
Land | For Sale - \$12/PSF

CBRE

Commercial Pad Site

± 1.07 Acres

8020 147th Ave. NW.
Ramsey, MN 55303



8020 147th Ave. NW.
Ramsey, MN 55303

For Sale - \$12/PSF



Property Highlights

- +/- 1.07 acre site, uses include retail pad or inline strip center with drive thru capabilities
- Frontage onto Ramsey Pkwy. And Armstrong Blvd, giving immediate access to Highway 10
- High growth corridor, with new retail and residential developments (over 1,000 units) in the immediate area
- Conveniently located near the Northstar Commuter Rail, Ramsey Station
- Zoned B-2 allowing commercial developments such as retail, restaurants, office, and medical office
- Anoka Hennepin ISD #11

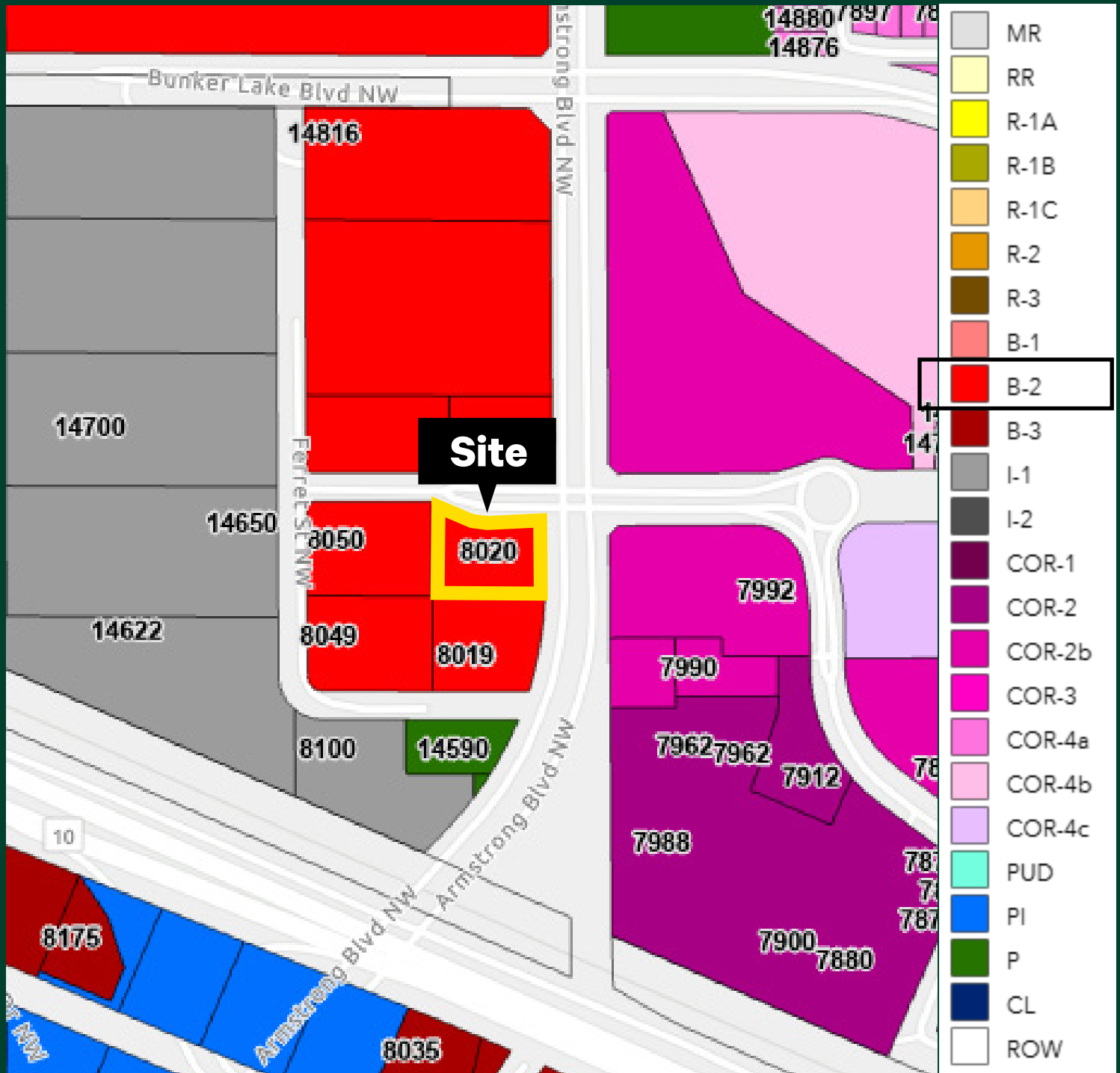
Traffic Counts	
Hwy 10	38,495 VPD
Armstrong Blvd NW	8,100 VPD
Bunker Lake Blvd	4,053 VPD
Ramsey Pkwy. NW,	4,582 VPD
Zeolite St. NW.	1,265 VPD

PID	Zoning	Future Zoning	Taxes	Acres
29-32-25-14-0020	B-2- Community Business District	Mixed Use (MU)	\$13,349.72	±1.07 Acres

Area Map



Zoning

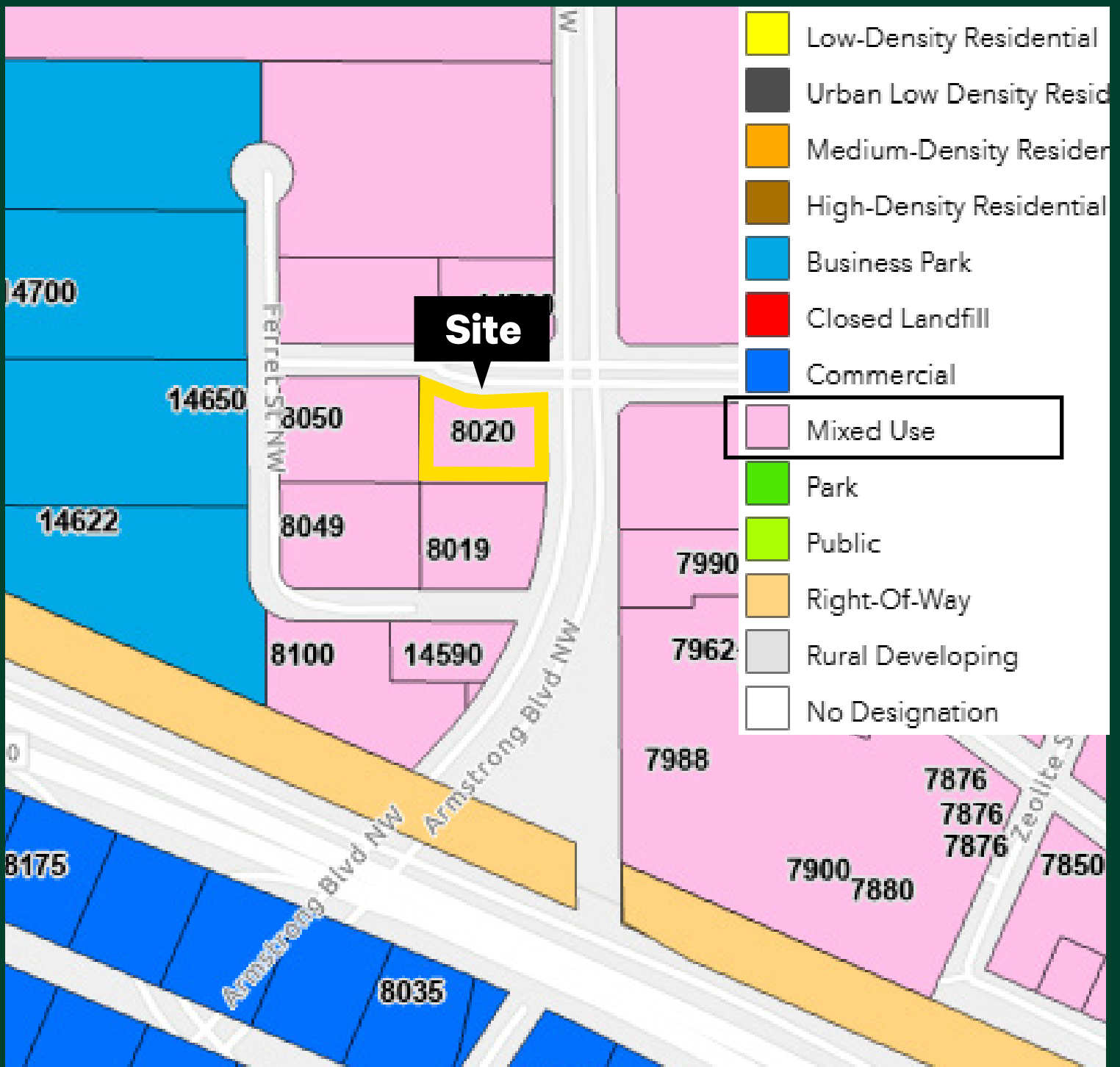


B-2—Community Business District

(a) *Purpose.* This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.

(b) *Application.* This district shall be applied to properties guided commercial as shown on the current comprehensive plan

Future Land Use

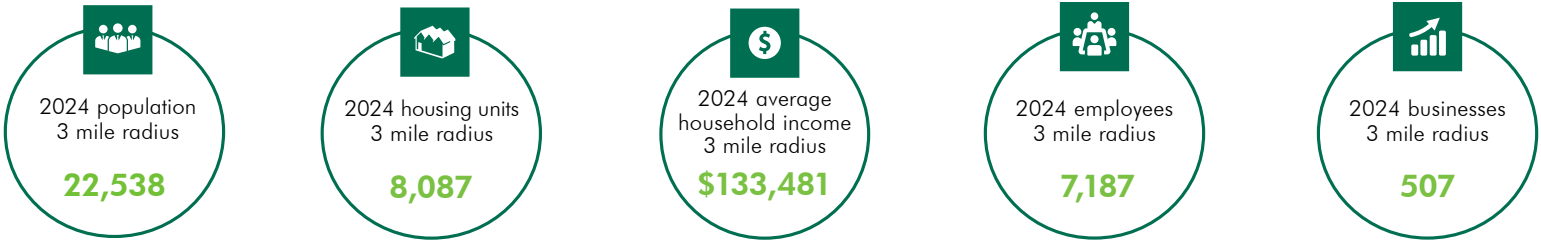


Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Demographics



	1 MILE	3 MILES	5 MILES
 POPULATION			
2024 Population - Current Year Estimate	4,579	22,538	64,970
2029 Population - Five Year Projection	4,986	23,812	67,934
2020 Population - Census	3,891	19,855	59,386
2010 Population - Census	2,238	15,625	50,896
2020-2024 Annual Population Growth Rate	3.91%	3.03%	2.14%
2024-2029 Annual Population Growth Rate	1.72%	1.11%	0.90%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	1,731	8,087	24,002
2029 Households - Five Year Projection	1,906	8,619	25,308
2020 Households - Census	1,471	6,981	21,804
2010 Households - Census	824	5,414	18,348
2020-2024 Compound Annual Household Growth Rate	3.90%	3.52%	2.29%
2024-2029 Annual Household Growth Rate	1.94%	1.28%	1.07%
2024 Average Household Size	2.64	2.78	2.68
 HOUSEHOLD INCOME			
2024 Average Household Income	\$94,806	\$133,481	\$131,256
2029 Average Household Income	\$107,189	\$151,662	\$149,934
2024 Median Household Income	\$85,845	\$108,852	\$107,934
2029 Median Household Income	\$96,871	\$120,803	\$120,076
2024 Per Capita Income	\$37,205	\$47,799	\$48,089
2029 Per Capita Income	\$42,442	\$54,813	\$55,432
 HOUSING UNITS			
2024 Housing Units	1,893	8,462	25,201
2024 Vacant Housing Units	162 8.6%	375 4.4%	1,199 4.8%
2024 Occupied Housing Units	1,731 91.4%	8,087 95.6%	24,002 95.2%
2024 Owner Occupied Housing Units	1,077 56.9%	6,840 80.8%	18,956 75.2%
2024 Renter Occupied Housing Units	654 34.5%	1,247 14.7%	5,046 20.0%
 EDUCATION			
2024 Population 25 and Over	2,896	14,906	43,687
HS and Associates Degrees	1,845 63.7%	9,415 63.2%	26,914 61.6%
Bachelor's Degree or Higher	987 34.1%	5,042 33.8%	15,121 34.6%
 PLACE OF WORK			
2024 Businesses	93	507	1,929
2024 Employees	1,223	7,187	29,221

8020 147th Ave. NW.
Ramsey, MN 55303

For Sale - \$12/PSF



Contact Us

Brian Pankratz

Senior Vice President

952 924 4665

brian.pankratz@cbre.com

Bennett Hansen

Associate

952 924 4633

bennett.hansen@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE