



## Retail or Office Space for Lease

1444 147<sup>th</sup> Ave NE, Ham Lake MN 55304

### Details

- Great access and visibility on Hwy 65
- Suite 600 – 1,056 SF
- Suite 650 – 1,624 SF former Subway end-cap
  - Possible drive-thru can be constructed
- 2.9 Acre site with 98 parking stalls
- Located at high traffic intersection: Hwy 65 (Central Avenue) & Andover Blvd/147<sup>th</sup>
- Signalized intersection
- 33,102 vehicles per day (2022)
- Pylon and Building signage available
- Generous tenant improvement allowance

Lease Rate: \$14.00/SF NNN  
CAM/TAX: \$6.26/SF (2023)

### FOR MORE INFORMATION, CONTACT

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## Suite 650 – 1,624 SF

- Former Subway
- Quarry tile, sinks, freezer, water heater, cooler all in place
- Building & pylon signage
- Possible drive-thru





**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE

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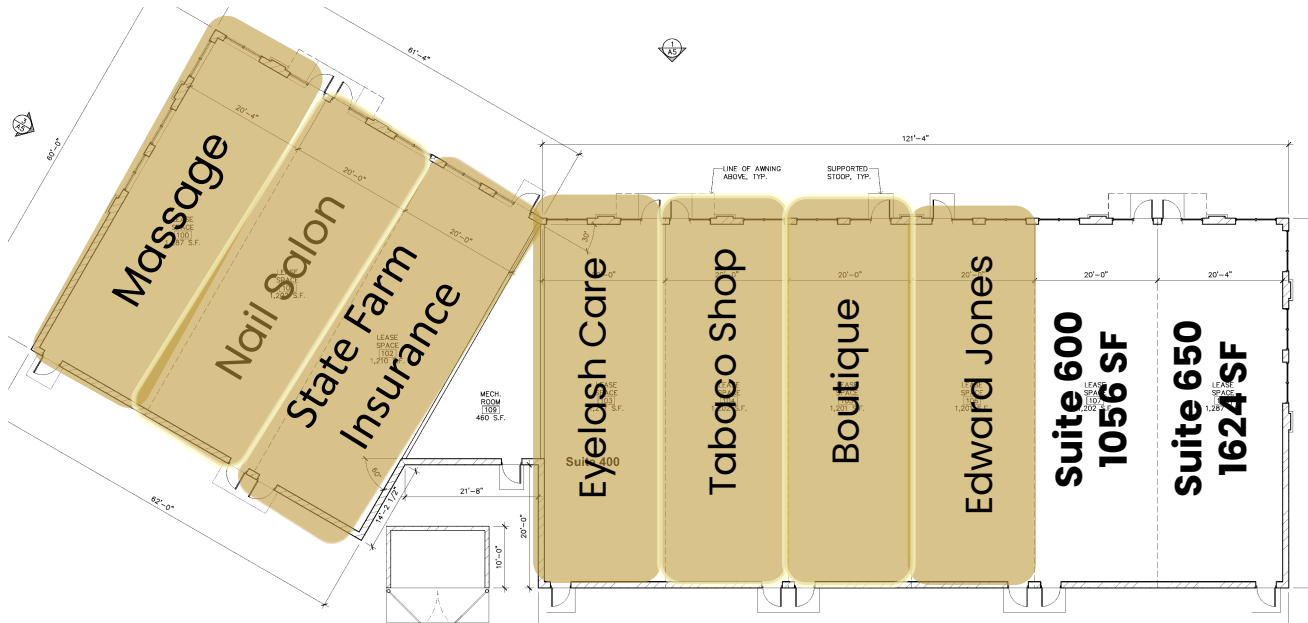




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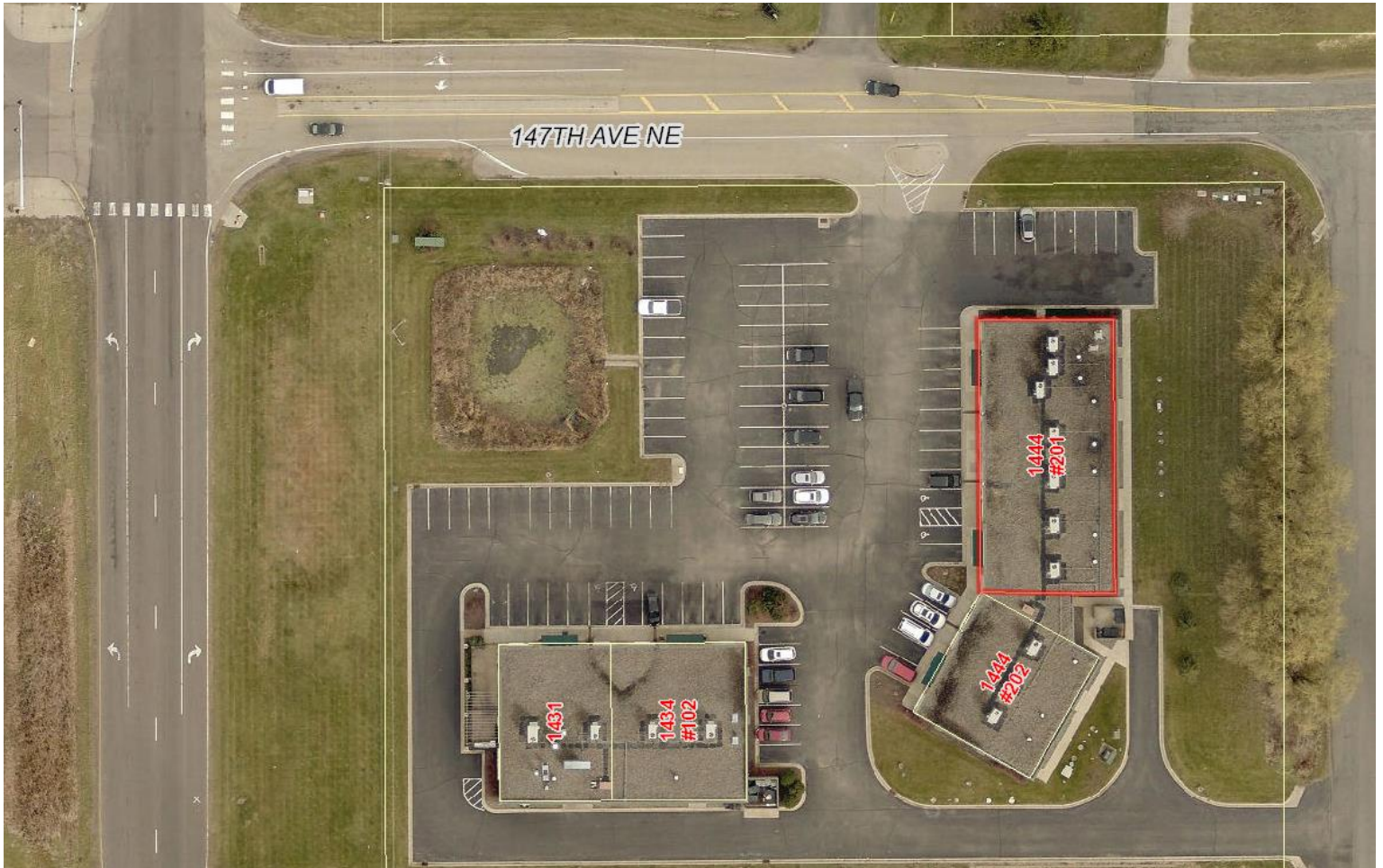
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## DEMOGRAPHICS (2023)

1 mile

3 miles

5 miles

Total Population

1925

26544

98402

Total Households

628

8902

34296

Average Household Income

\$148,499

\$130,040

\$123,014