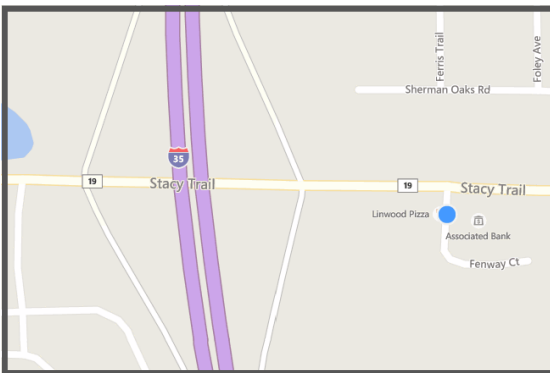




# For Sale

## STACY RETAIL SHOPS

### INVESTMENT OPPORTUNITY!!



- **INVESTMENT PORTFOLIO**
- 2 Commercial Condo Units
- Located at I-35 & Stacy Ramp
- City Water / City Sewer
- Ample Parking
- Pylon sign Visible to Freeway
- High Traffic Counts
- 42,000 VPD I-35
- 6,100 VPD - Stacy Trail
- ADA COMPLIANT
- Year Built: 2005
- **Price: \$204,500**
- **Outlot Available - Pad Ready**

For Information Contact:

**Julie Nash Smith @ 651.982.1256**  
**JNashSmith@Remax.Net**

**Will Meier @ 651.982.1225**  
**WMeier@Remax.Net**

**RE/MAX**  
**Synergy**

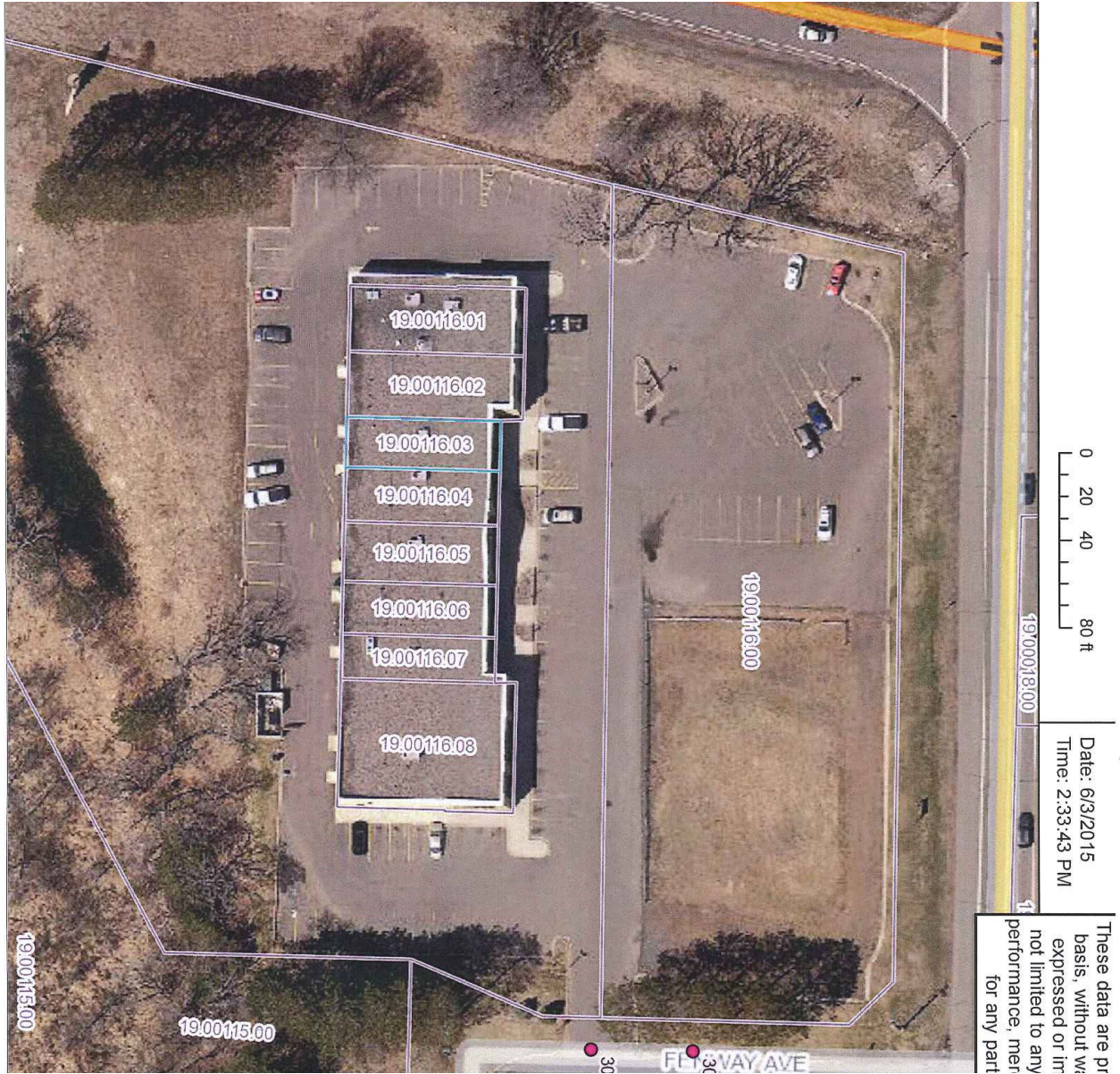
**A Muske Company**  
920 W. Broadway, Forest Lake, MN 55025  
651-464-7070  
[www.remaksynergy.com](http://www.remaksynergy.com)

**RE/MAX**  
**Synergy**



# Aerial

30962 Fenway Ave, Stacy, 55079



**RE/MAX**  
**Synergy**

**A Muske Company**  
920 W. Broadway, Forest Lake, MN 55025  
651-464-7070  
[www.remaxsynergy.com](http://www.remaxsynergy.com)

**RE/MAX**  
**Synergy**



# Condo Units 300 & 600

30962 Fenway Ave, Stacy, 55079



## STACY RETAIL CENTER

- Unit 300 - 1,325 sf - \$79,500

**Unfinished Shell**

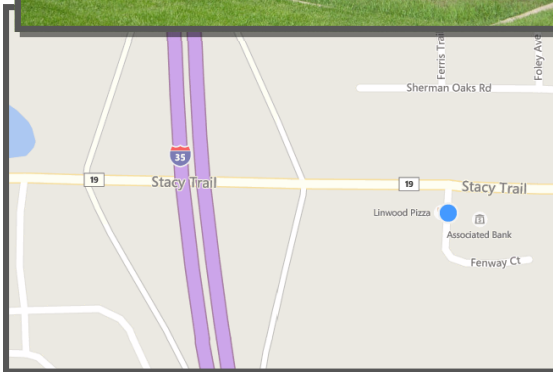
**PID: 19.00116.03 - Taxes: \$2,996**



- Unit 600 - 1,235 sf - \$125,000

**Former Pizza Space**

**PID: 19.00116.06 - Taxes: \$4,382**



**For Information Contact:**

**Julie Nash Smith @ 651.982.1256**  
**JNashSmith@Remax.Net**

**Will Meier @ 651.982.1225**  
**WMeier@Remax.Net**

**RE/MAX**  
**Synergy**

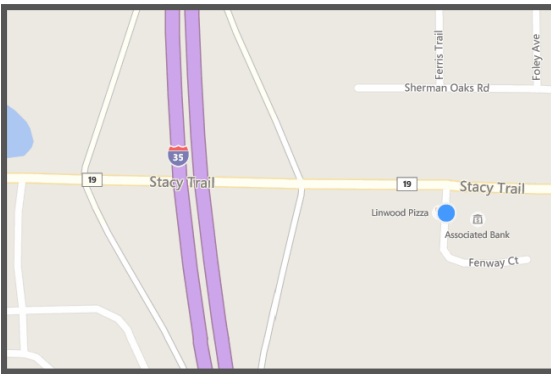
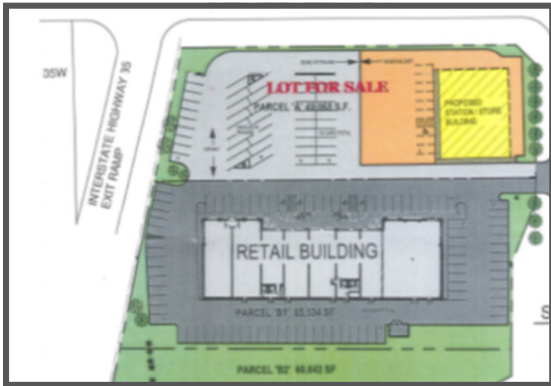
**A Muske Company**  
920 W. Broadway, Forest Lake, MN 55025  
651-464-7070  
www.remasynergy.com

**RE/MAX**  
**Synergy**



# Outlot

30962 Fenway Ave, Stacy, 55079



## STACY RETAIL OUTLOT

- 49,058 sf Pad Ready Outlot
- Parking and Drainage in Place
- High Traffic Counts
- Freeway Visibility
- Ideal Restaurant / Gas Station Or Professional Medical Bldg
- Taxes: 2017 - \$6,496
- PID: 19.00116.00
- Price: \$245,000 (\$4.99 psf)

For Information Contact:

Julie Nash Smith @ 651.982.1256  
JNashSmith@Remax.Net

Will Meier @ 651.982.1225  
WMeier@Remax.Net

RE/MAX  
Synergy

A Muske Company  
920 W. Broadway, Forest Lake, MN 55025  
651-464-7070  
www.remaksynergy.com

RE/MAX  
Synergy



# Demographics

## STACY RETAIL CENTER

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	1,398	3,043	9,263	1,310	3,075	9,562
Total Census 2010 Population	1,528	2,767	8,239	1,528	2,767	8,239
Population Change %	-8.5%	12.2%	13.6%	-14.3%	14.1%	17.6%
Population Density (People/SQ Mile)	136	155	290	128	157	301
Median Age	38	38	42	38	41	43
Total Males	742	1,582	4,720	695	1,595	4,867
Total Females	656	1,461	4,543	615	1,480	4,695

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	496	1,044	3,223	464	1,057	3,332
Total Census 2010 Households	554	933	2,815	554	933	2,815
Average Household Size	2.8	2.9	2.9	N/A	N/A	N/A
Total Housing Units	509	1,044	3,408	509	1,121	3,775
Owner	459	968	2,963	459	1,043	3,277
Renter	36	59	352	36	62	397
Vacant Housing Units	14	17	94	14	17	103

Median Household Income	\$47,129	\$57,134	\$55,633	\$47,208	\$57,139	\$55,657
Aggregate Household Income	\$25,724,224	\$61,669,907	\$195,076,492	\$24,090,075	\$62,763,721	\$201,408,631
Average Household Income	\$51,863	\$58,729	\$62,365	\$51,918	\$58,568	\$62,327
Per Capita Household Income	\$18,401	\$20,126	\$21,357	\$18,389	\$20,150	\$21,337

**RE/MAX**

**A Muske Company**  
920 W. Broadway, Forest Lake, MN 55025

**RE/MAX**