

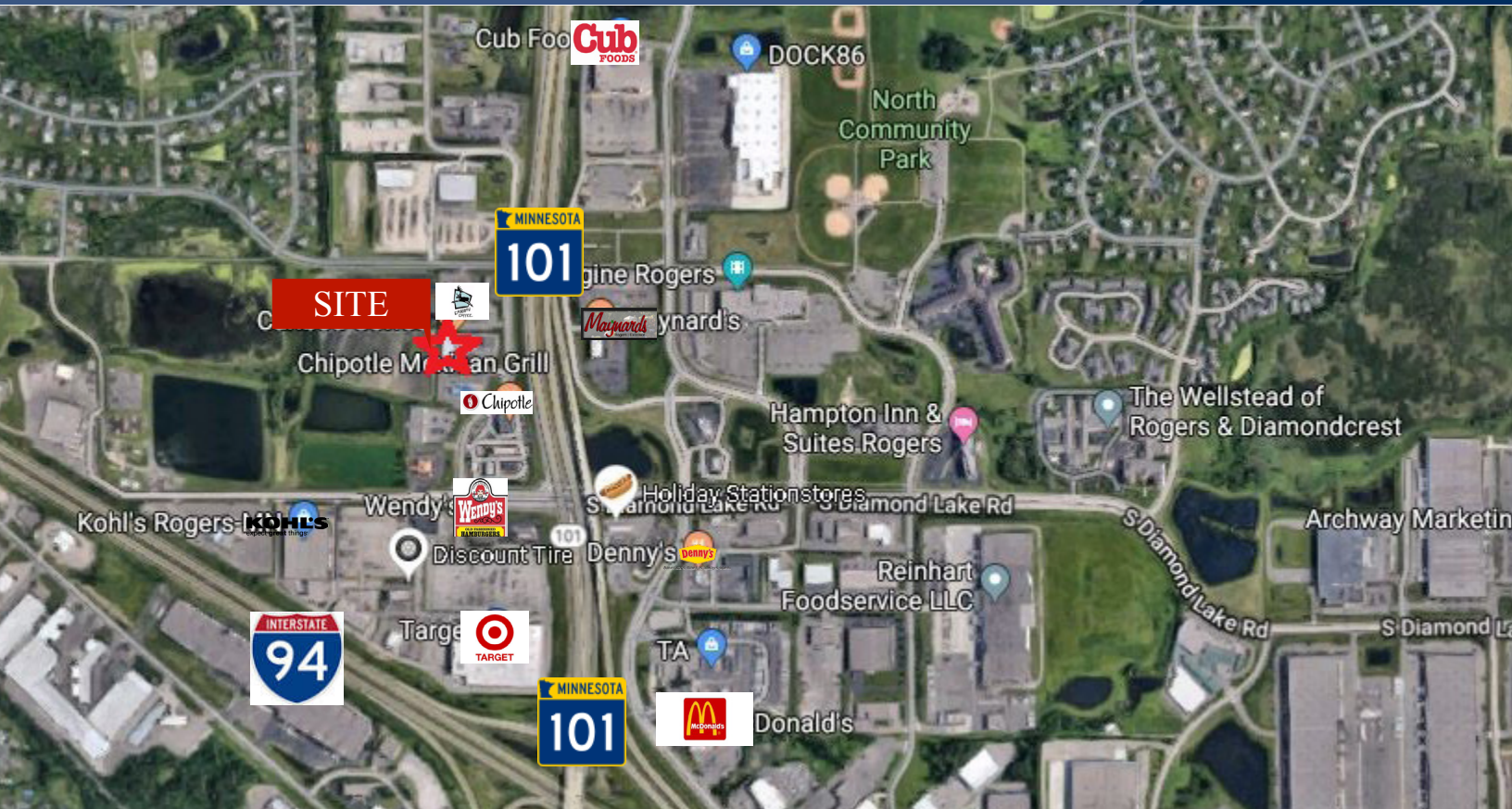


## PROPERTY INFORMATION

- \* Lease Rate **\$14.00/psf** NNN  
Operating Expenses: \$7.25/psf
- \* Building is 10,400/sf  
Space Available: 1,243/sf
- \* Hennepin County PID 14-120-23-31-0019
- \* Multi-Tenant Retail Building
- \* Private Restrooms
- \* Businesses in Area:  
Caribou Coffee, T-Mobile, HealthSource, Target,  
Subway, Kohl's, Healthsource, Arby's, Wendy's,  
and much more...



**Contact:**  
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## PROPERTY INFORMATION

- \* Property located West side of Hwy 101
- \* Quick and Easy Access to I-94
- \* 10 Minutes from Maple Grove
- \* Major Retailers in the area include:  
Super Target, Kohl's Caribou, Arby's, Subway,  
T-Mobile, HealthSource and much more!



## TRAFFIC COUNTS - 2019

- \* I-94 - 75,000 VPD
- \* Hwy 101 - 44,500 VPD
- \* Northdale Blvd. - 4,000 VPD

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## PROPERTY INFORMATION

- \* Busy Strip Center
- \* Front and Rear Entrance
- \* ADA Accessible

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