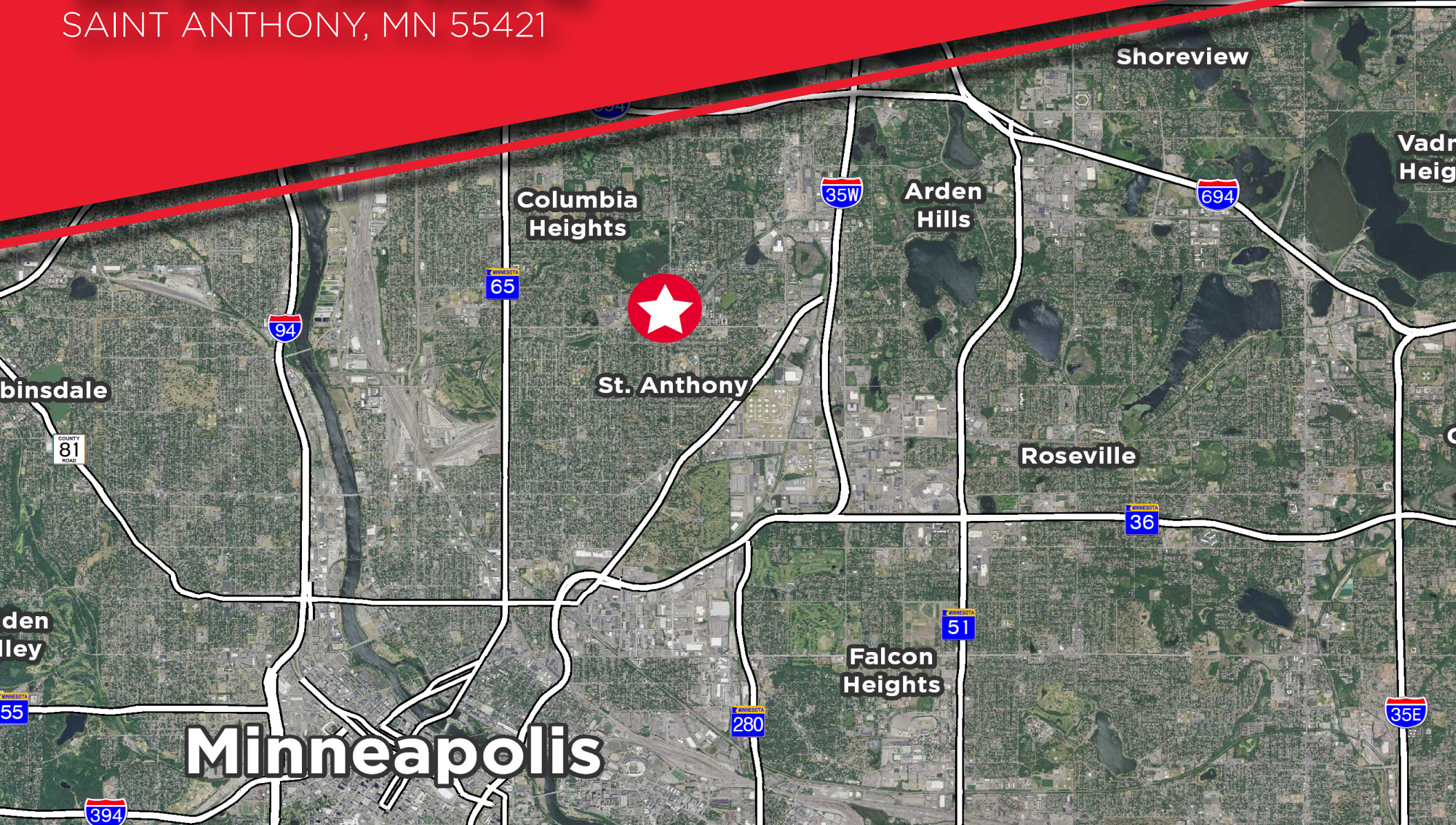


LAND AVAILABLE / GROUND LEASE / SUBLEASE

0.6 ACRE (26,136 SF) LAND PARCEL

3800 SILVER LAKE ROAD NE

SAINT ANTHONY, MN 55421



PROPERTY HIGHLIGHTS

- Land size: 0.6 Acres (26,136 SF)
- Traffic counts:
 - Silver Lake Rd: 15,156 VPD
 - 37th Ave NE: 12,644 VPD
- Access: 39th Ave.NE/38th Ave NE
- Adjacent to Silver Lake Village Shopping Center, a mixed use development anchored by Cub Foods
- Other nearby retailers include: Chipotle, AT&T, Hops Kitchen, Starbucks
- Surrounded by over 3,600 multi-family units within a one mile radius. The Ruby Apartments is a new multi-family complex with 486 luxury units to the west of the property.



PLACER AI RANKINGS



Ranked 33rd of 105 locations in MN
132,500 annual visits

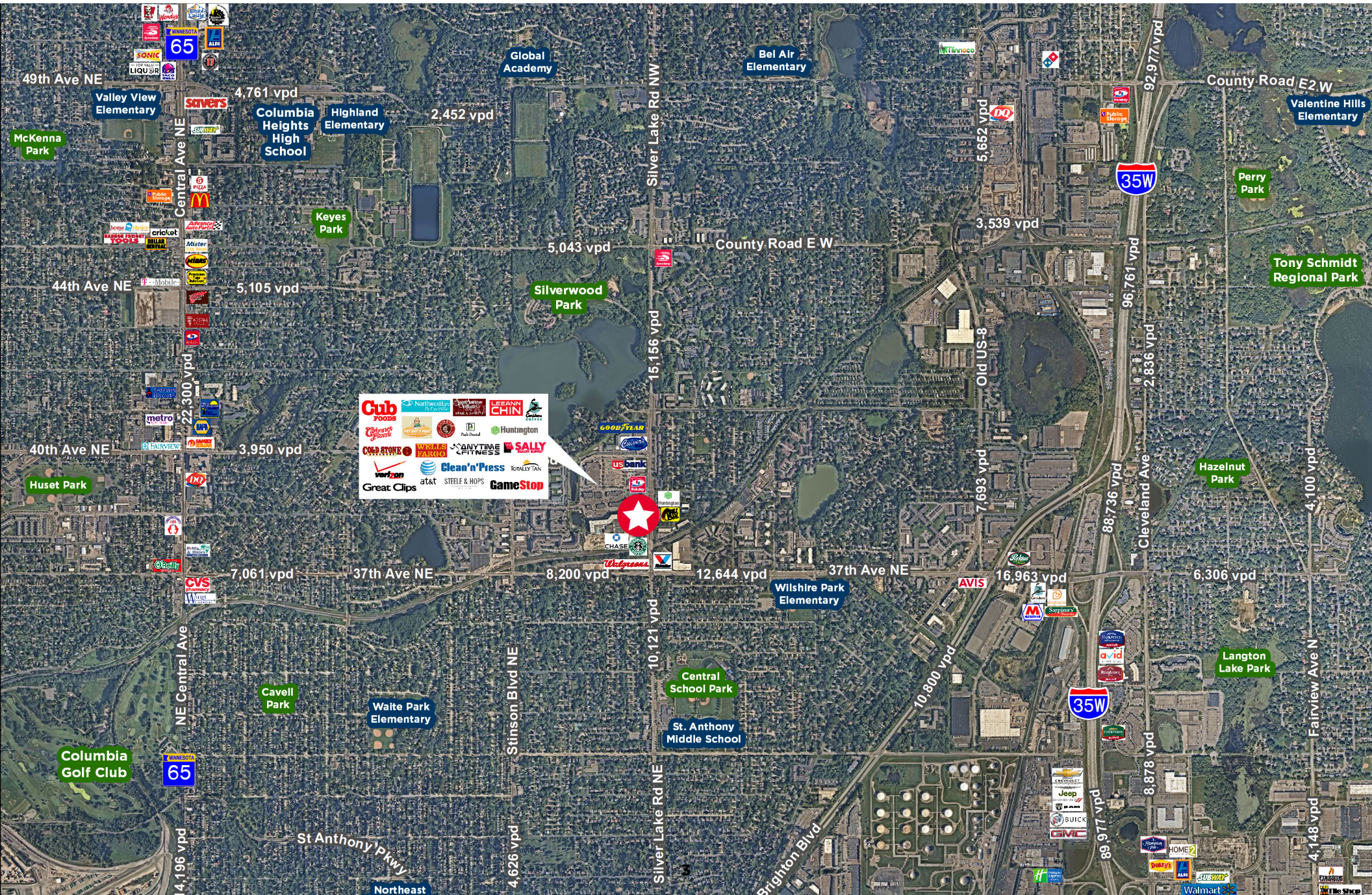


Ranked 5th of 80 locations in MN
705,200 annual visits

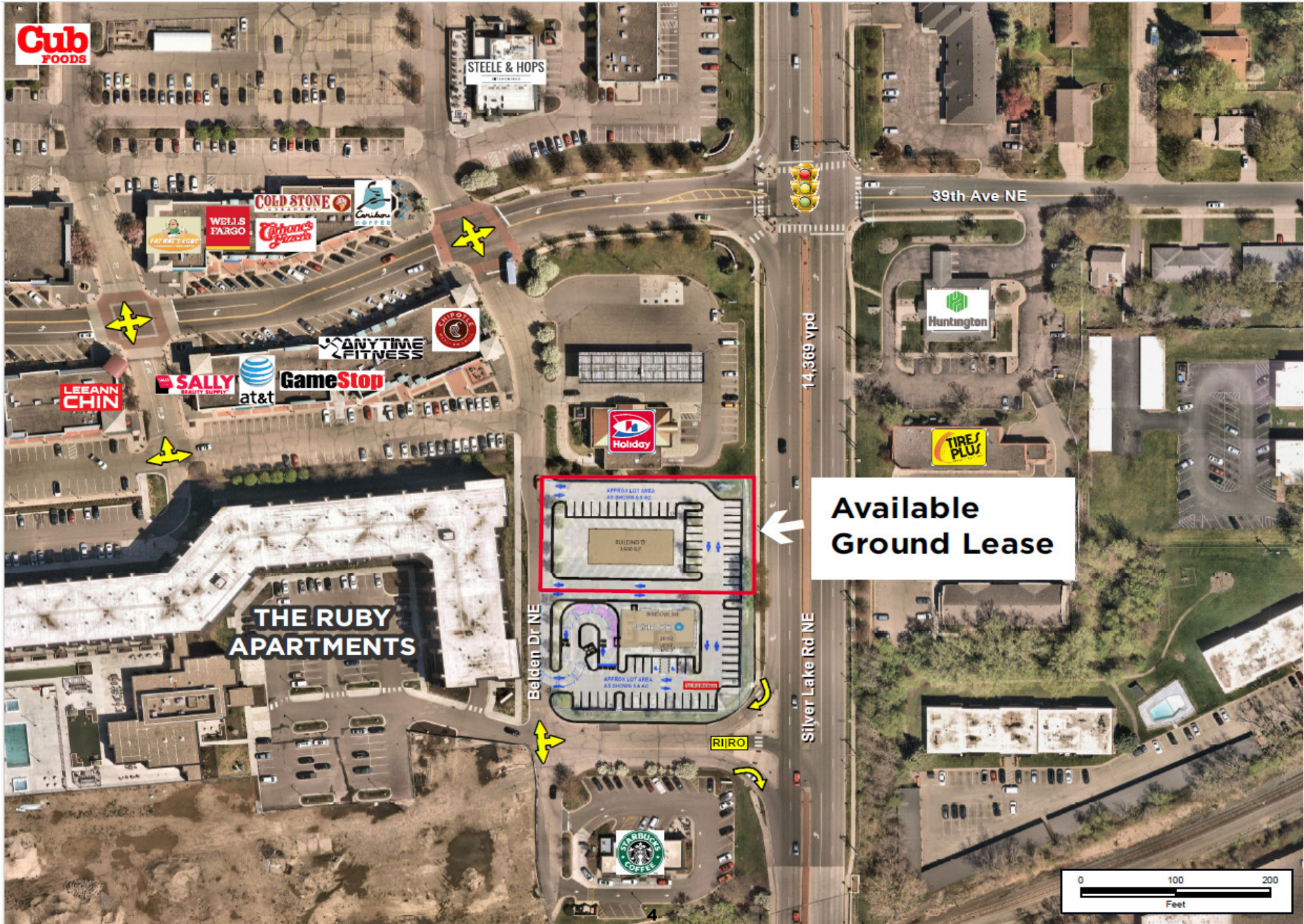


Ranked 28th of 67 locations in MN
71,800 annual visits

LOCAL AMENITIES



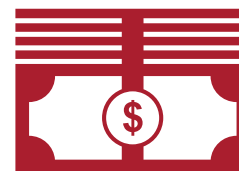
SITE AERIAL



SITE PLAN



BY THE NUMBERS



MILES	AREA POPULATION	DAYTIME POPULATION	HOUSEHOLD AVG INCOME
5	322,922	294,037	\$105,894
3	99,150	68,144	\$108,427
1	16,977	4,099	\$118,084



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