

38500 Tanger Dr. North Branch, MN 55056



- Office/Retail Mall North Branch \succ
- Hwy 35 Visibility \geq
- A variety of suite sizes to meet every need \succ
- \geq Suites from 2450 SF - 43,000 SF
- Lease Rate \$8.00 psf NNN for most suites \geq
- CAM/Tax Rate \$4.66 psf \geq

Contact: Nik Anderson **COMMERCIAL AGENT** 651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Matt Anderson COMMERCIAL BROKER 612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Contact:

Matt@ricproperty.com

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Local Retail



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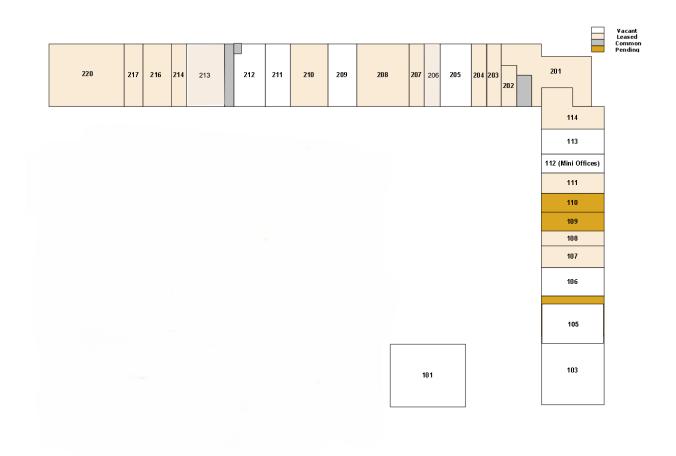
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Mall Layout



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Suite 101 13,600 SF Lease Rate \$12 NNN









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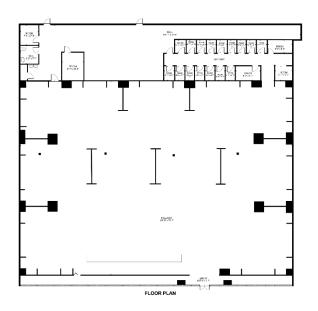
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Suite 103 11,464 SF Lease Rate Negociable









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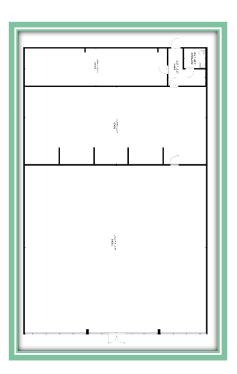






Suite 105 6741 SF Lease Rate \$8 NNN









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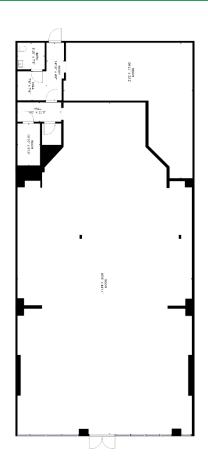






Suite 106 4500 SF Lease Rate \$8 NNN









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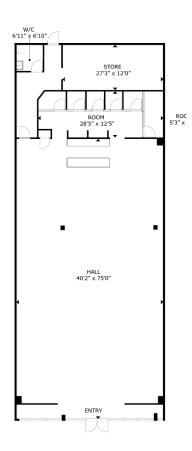






Suite 113 4246 SF Lease Rate \$8 NNN









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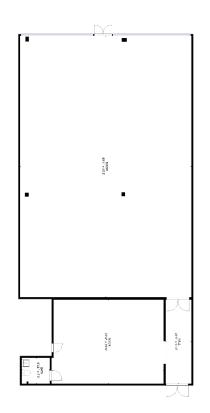
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Suite 205 4826 SF Lease Rate \$8 NNN









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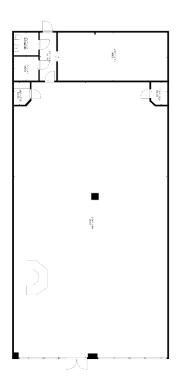






Suite 209 4898 SF Lease Rate \$8 NNN









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Suite 211 4246 SF Lease Rate \$8 NNN







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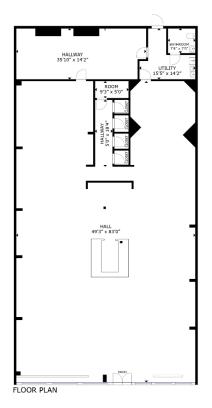
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Suite 212 5308 SF Lease Rate \$8 NNN







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DEMOGRAPHICS	1 Mile	3 MILES	5 Miles
POPULATION	8255	11,463	13,295
MEDIAN HH INCOME	\$49,209	\$51,015	\$51,682
Average HH Income	\$59,434	\$61,025	\$60,726

TRAFFIC COUNTS

35W and Hwy 95	35,000 CPD
TANGER DR. AND STANLEY K TANGER BLVD	5,959 CPD
TANGER DR. AND 386 ST S	3,887 CPD

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