

# Warehouse - Office - Showroom Space

7920-7954 UNIVERSITY AVENUE NE, FRIDLEY, MN 55432

**FOR LEASE**



## OFFERING SUMMARY

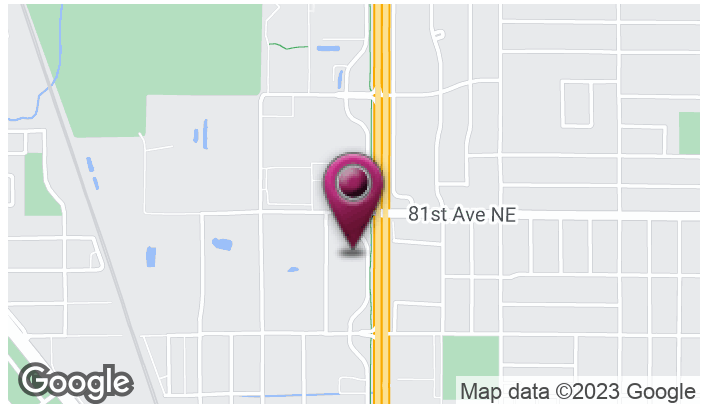
**Lease Rate:** \$15.00 SF/yr (Gross)

**Year Built:** 1983

**Building Size:** 28,800 SF

**Renovated:** 2016

**Zoning:** C-2, General Business



- Located Near I-694, I-94, and 35W
- Close Proximity to Minneapolis, New Brighton, Blaine, Brooklyn Center, and Brooklyn Park
- Units Ranging in Size from 1,000-10,000 SQFT
- Warehouse, Office + Warehouse, and Showroom Combos Available

**JGM PROPERTIES**  
1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

**ELI RUSSELL**  
612.290.1037  
elir@jgmproperties.com

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## PROPERTY OVERVIEW

The remarkable warehouse & office space units available at our University Center building in the Fridley location include warehouse and office spaces that range in size from 1,000 – 10,000 square feet. As with many of our properties, the fact that we have a variety of different spaces in the building means that we are able to offer you any size, combination, or configuration you need to make your business work.

## LOCATION OVERVIEW

Located in the northwest quadrant of University Avenue NE and 79th Avenue NE, this Fridley warehouse & office combo building lies six miles from the downtown metro area. Convenient to Highway 65, Highway 10/610 and I-694. Parking is abundant.

## PROPERTY HIGHLIGHTS

Located off University Avenue NE near I-694

Close proximity to Blaine, Roseville, NE Minneapolis, and Brooklyn Center

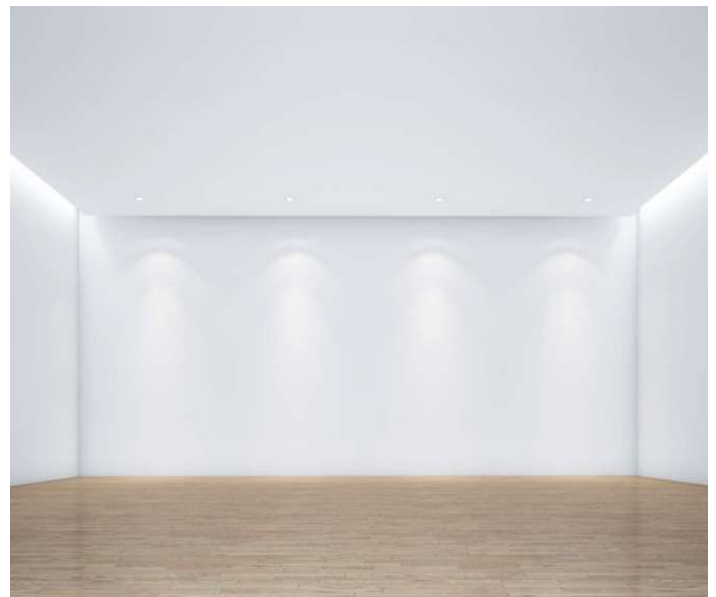
Near I-94, I-694, and I-35W

Direct entry

Ample free parking is available

13 foot ceilings available

Custom build-outs available



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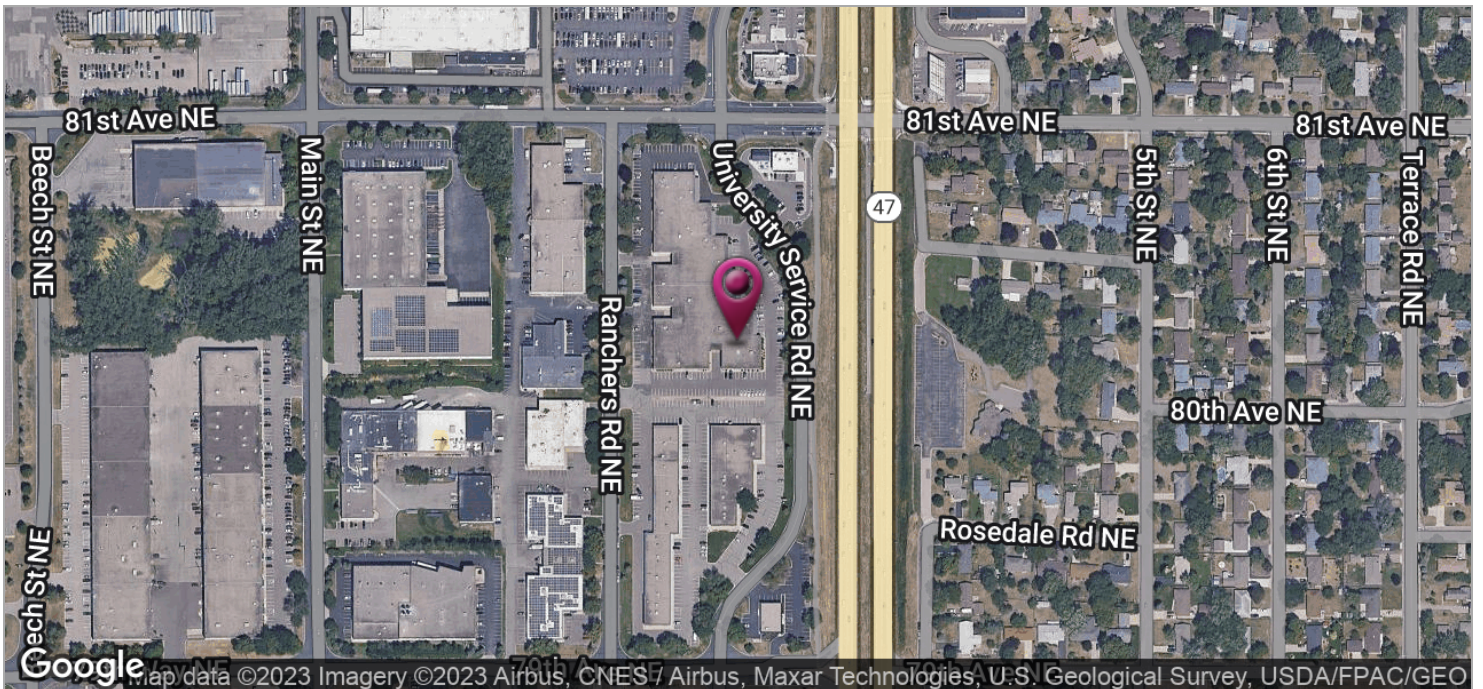
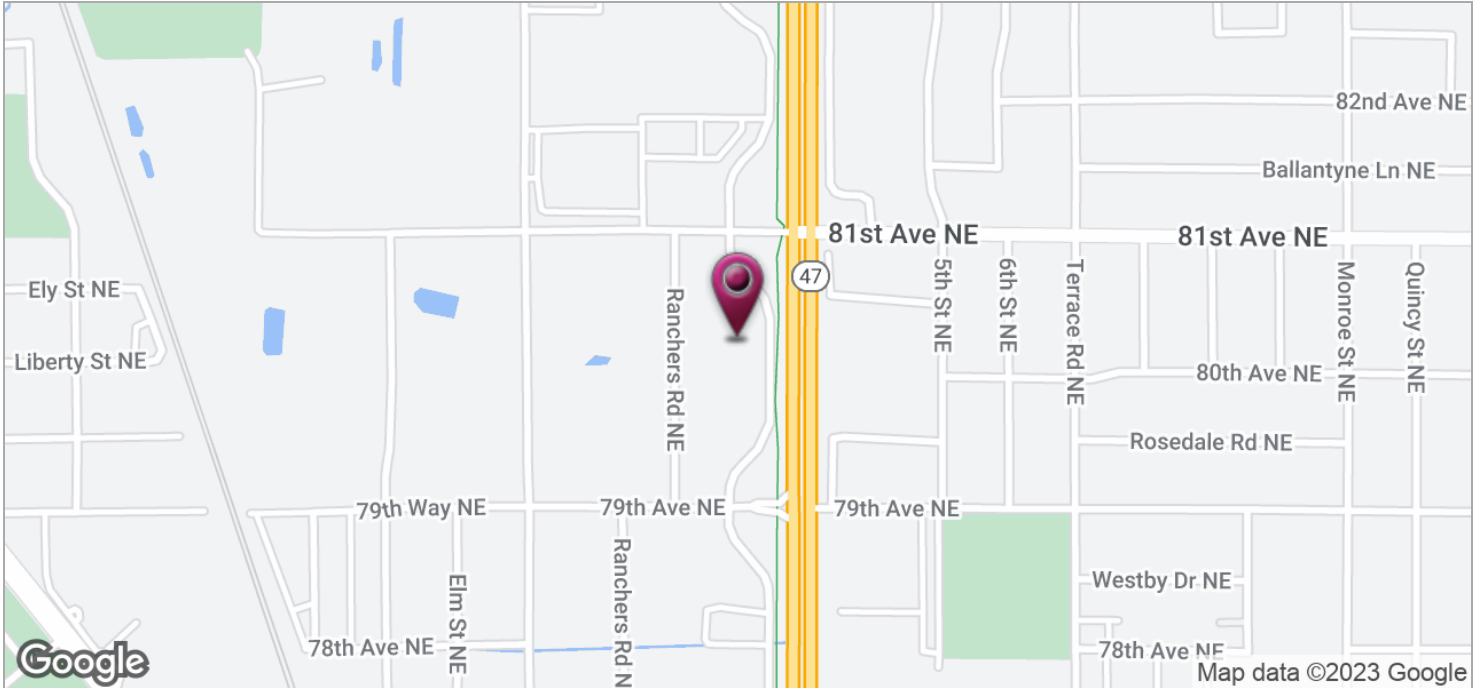
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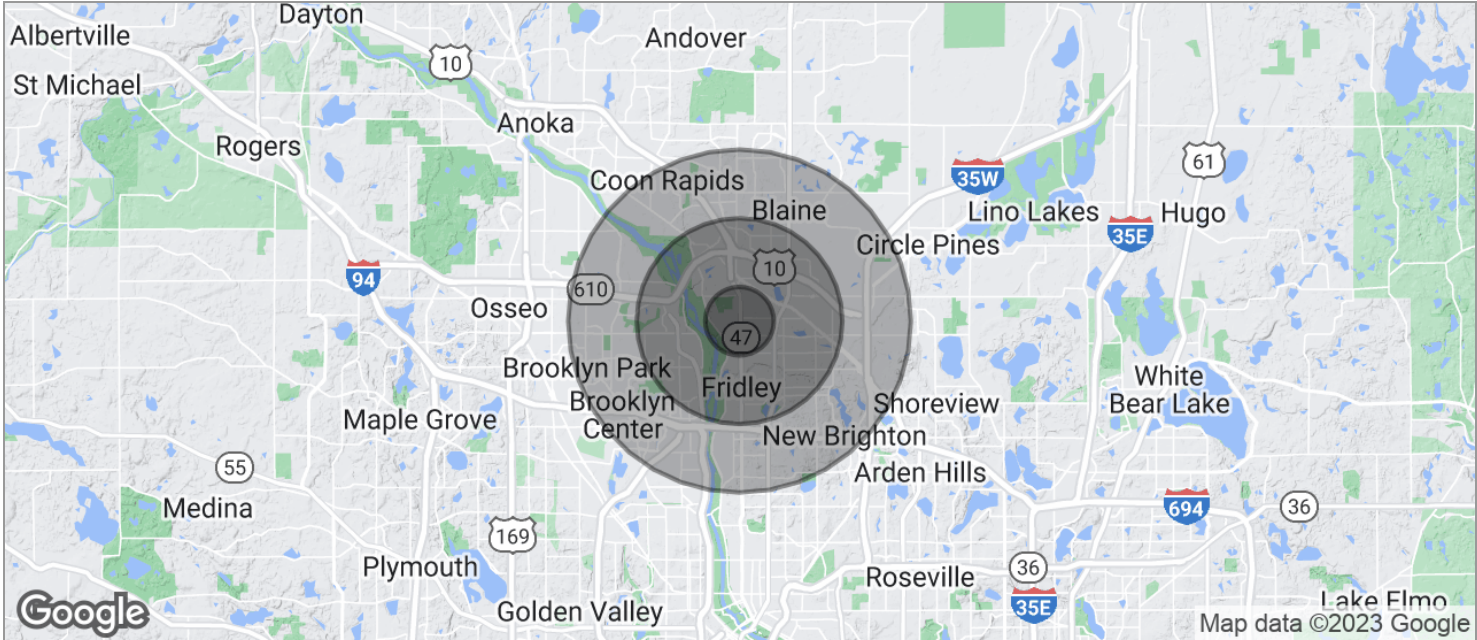
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,263	76,360	220,944
MEDIAN AGE	39.4	37.9	36.8
MEDIAN AGE (MALE)	36.6	36.2	35.7
MEDIAN AGE (FEMALE)	41.0	39.0	37.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,736	30,576	85,344
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$63,570	\$66,757	\$69,428
AVERAGE HOUSE VALUE	\$235,579	\$204,810	\$215,273

\* Demographic data derived from 2020 ACS - US Census

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