

# FOR LEASE

## GATOR UNIVERSITY IV SHOPPING CENTER

INVESTMENTS 8151 - 8255 UNIVERSITY AVENUE | SPRING LAKE PARK, MN 55432



### PROPERTY OVERVIEW

- National Tenants Include Advance Auto Parts & Empire Beauty Schools
- GLA of +/-55,715 SF

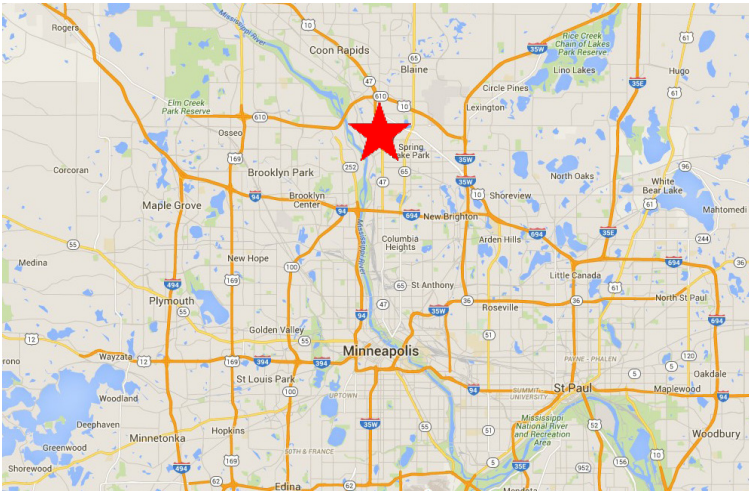
### LOCATION OVERVIEW

- Located in west Spring Lake Park, just north of Minneapolis
- Nearest Intersection: 81st Avenue & University Avenue
- Anoka County
- Traffic Count: 31,000 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016  
James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
Leasing@GatorInvestments.com



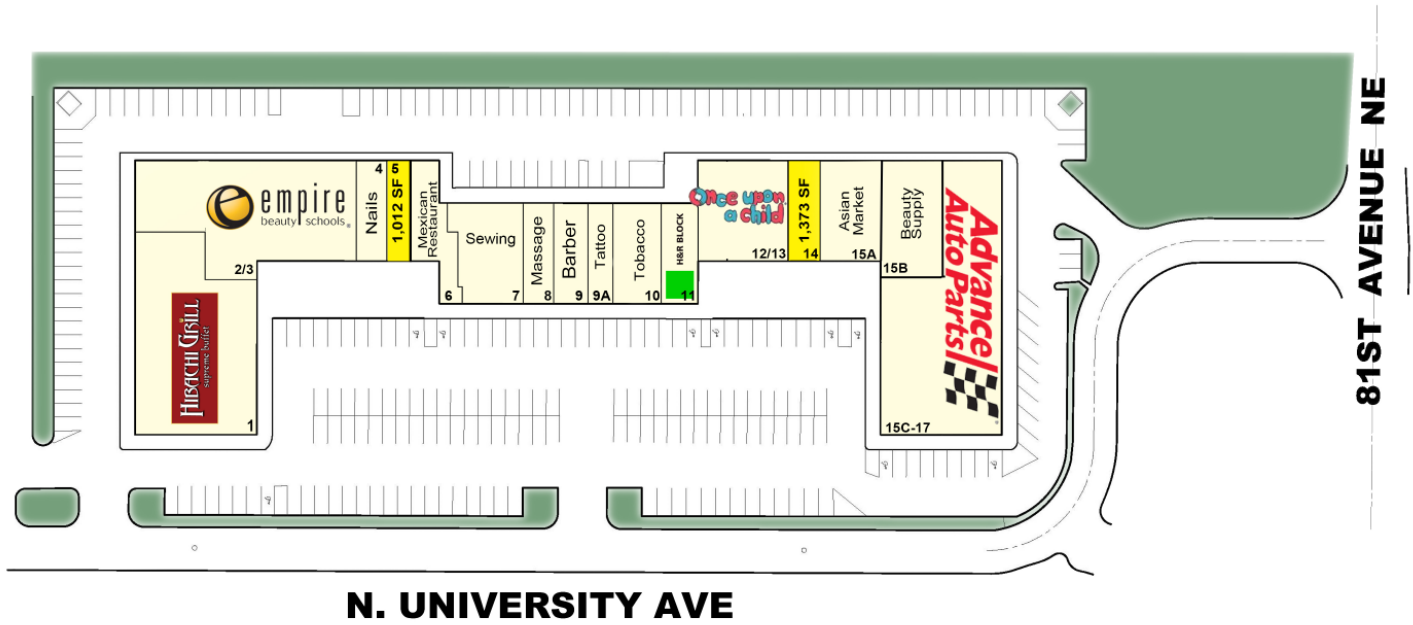
## DEMOGRAPHICS

• 2021

**8151 - 8255 UNIVERSITY AVENUE  
SPRING LAKE PARK, MN 55432**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	8,954	77,026	230,385
AVG. HH INCOME	\$76,158	\$86,688	\$88,957
AVG. AGE	42	39	37

**SPACE AVAILABLE**



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