

FOR LEASE  
Special Use  
Blaine, Minnesota



## Blaine Central

13001 Central Avenue, Blaine, MN 55449

### Property Features

- Full Gymnasium and Performance Stage
- 20+ Classrooms
- Outdoor Recreation Equipment and Open Space for Students and Staff
- Access Control & Security System in Place
- 2008 Renovation / 2010 Expansion

## Brokerage:

**Stephanie Scherer**

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**Brandon Lichty**

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**Metro Equity Management**

952.469.4800

**Stephanie Scherer**

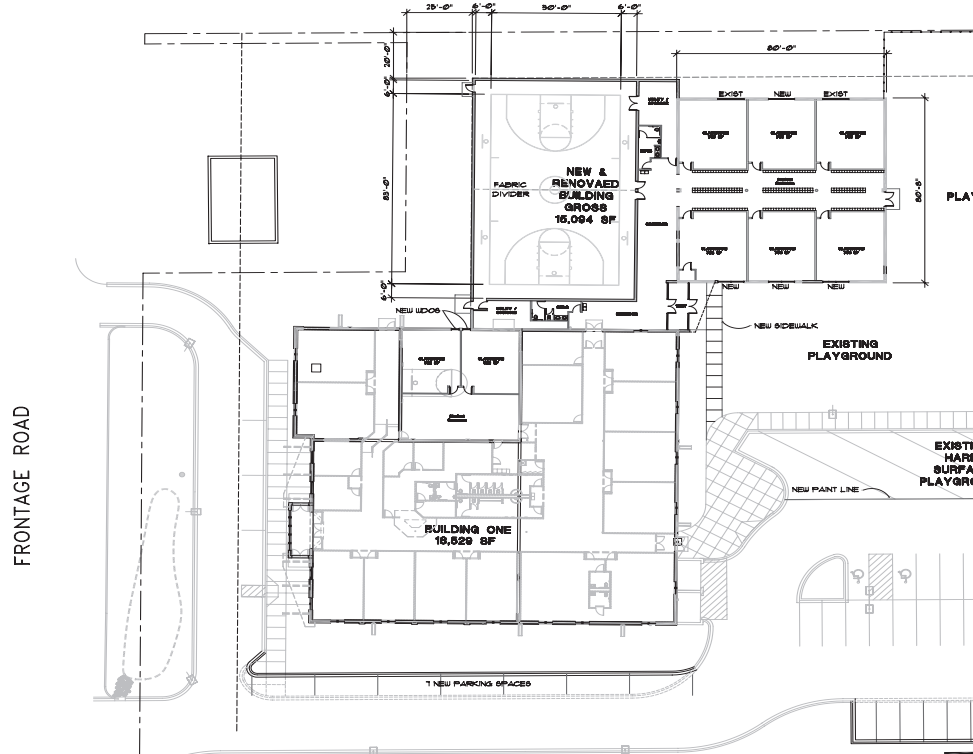
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## Property Information

### Available Space

34,257 Square Feet

### Lease Rate

Negotiable Triple Net

Operating Expenses Approximately \$6.25

### Traffic Counts

40,000 vpd on Central Avenue NE / MN-65

### Property Features

Lockers in Place

Central Administration Offices with Private Restrooms for Staff



### Full Gymnasium & Performance Space

- Turn Key - Volleyball Nets, Retractable Basketball Hoops, Retractable Divider
- Sound System, Projector & Drop Down Screen in place
- Catering Kitchen

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## AREA DEMOGRAPHICS

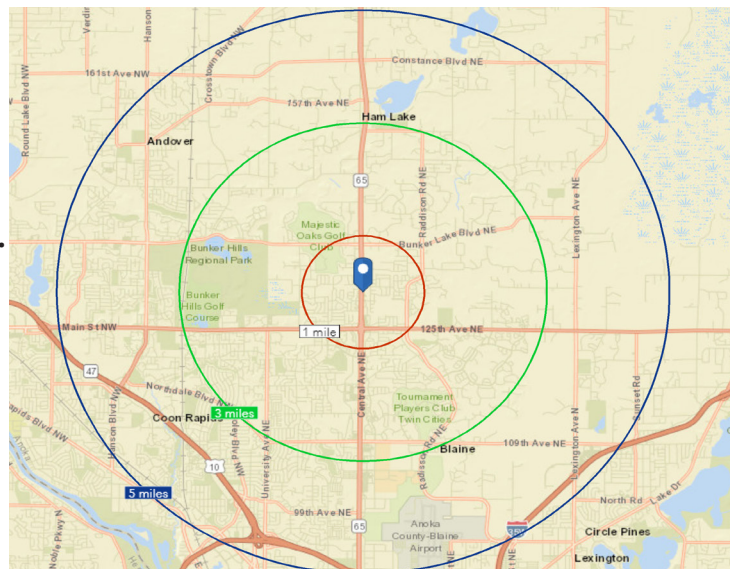
SUMMARY		1.0 MILE	3.0 MILE	5.0 MILE
<b>POPULATION</b>				
	2010	8,781	46,312	111,452
	2017	9,340	52,359	121,077
	2022	9,856	55,949	127,639
<b>HOUSEHOLDS</b>				
	2010	3,130	16,475	40,248
	2017	3,332	18,592	43,675
	2022	3,510	19,879	46,037
<b>MEDIAN HH INCOME</b>				
	2017	\$73,961	\$88,898	\$79,816
	2022	\$80,595	\$98,268	\$86,726
<b>AVERAGE HH INCOME</b>				
	2017	\$88,262	\$108,167	\$98,527
	2022	\$98,761	\$121,324	\$110,316

Source: ESRI, [www.esri.com/bao](http://www.esri.com/bao)

## Additional Information

Blaine, Minnesota has consistently been in the top growing communities in both housing and commercial growth in the Twin Cities Metro Area. The City of Blaine continues to rank high in the metro area for new housing and anticipates that rate to remain consistent for over the next six to ten years.

(Source: Blaine Chamber of Commerce)



**Stephanie Scherer**

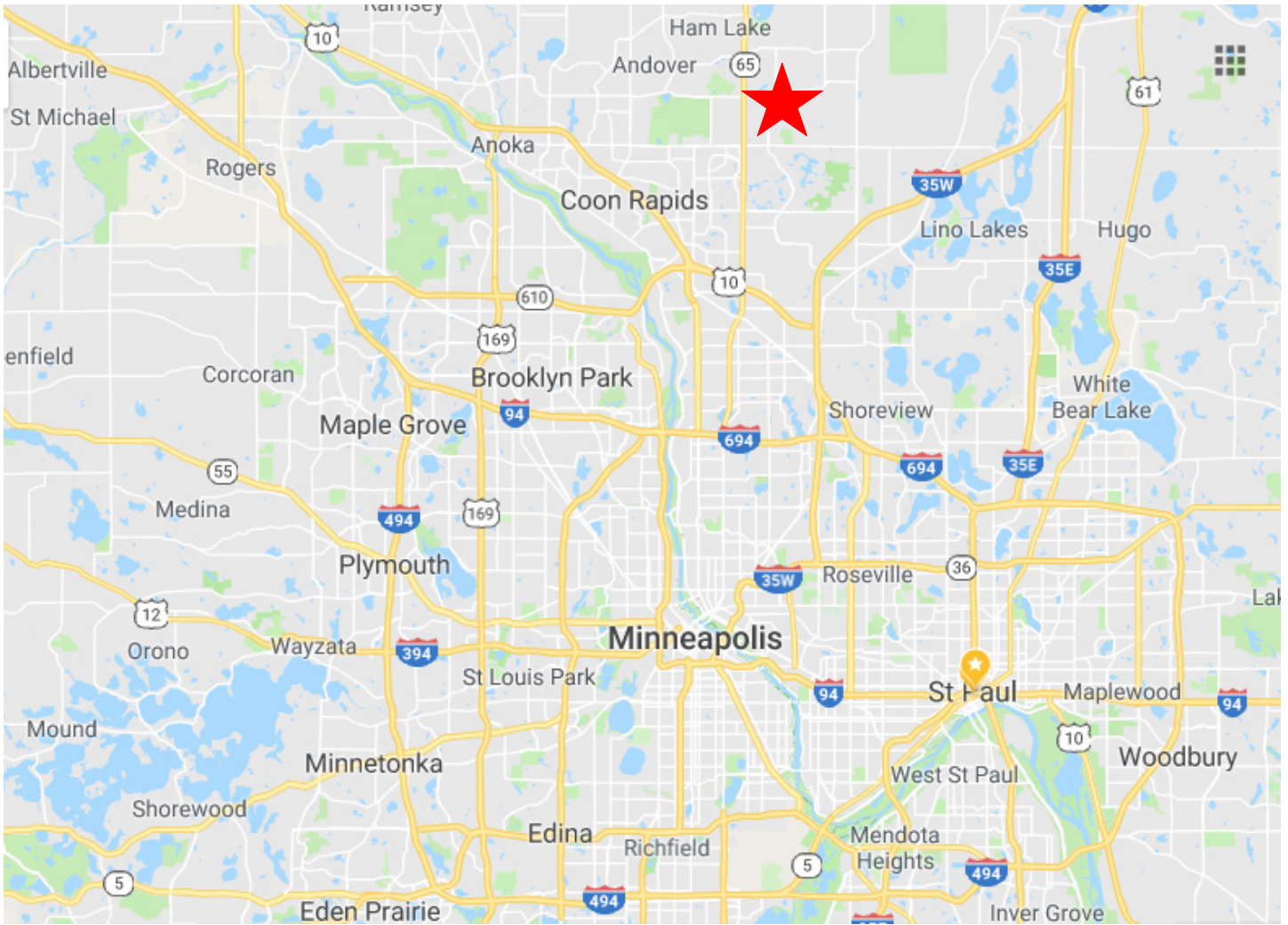
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## Property Highlights

- Rapidly Growing Community
- Great Visibility from Highway 65
- Blaine is home to the world's largest soccer complex, the National Sports Center
- Minutes away from both Downtown Minneapolis and Downtown St. Paul