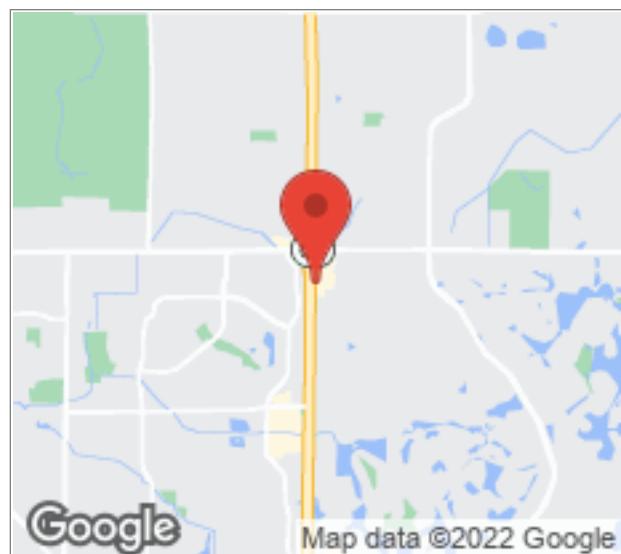


## Property Highlights

- KW Commercial - North Star Living is marketing a lease near the main intersection of Central Ave NE and 125th Ave NE in Blaine, MN. It has a drive through and is perfect for retail or office space.
- The property is located near Cub Foods, Huntington Bank, Wells Fargo, The UPS Store, Top Ten Liquors, Tires Plus, Speedway, Perkins, UMBRIA Gourmet Pizza, Chipotle, Walgreens, Foss Swim School, Caribou Coffee, McDonald's, Burger King, The Goddard School, Domino's Pizza, Addie Lane Floral & Gifts, New Creations Childcare, O'Reilly Auto Parts, and Great Clips
- 2,564 Rentable Square Feet
- 2,275 Usable Square Feet
- Ample Parking
- Class B



# Property Summary

12301 CENTRAL AVENUE NORTHEAST, UNIT B, BLAINE, MN 55434



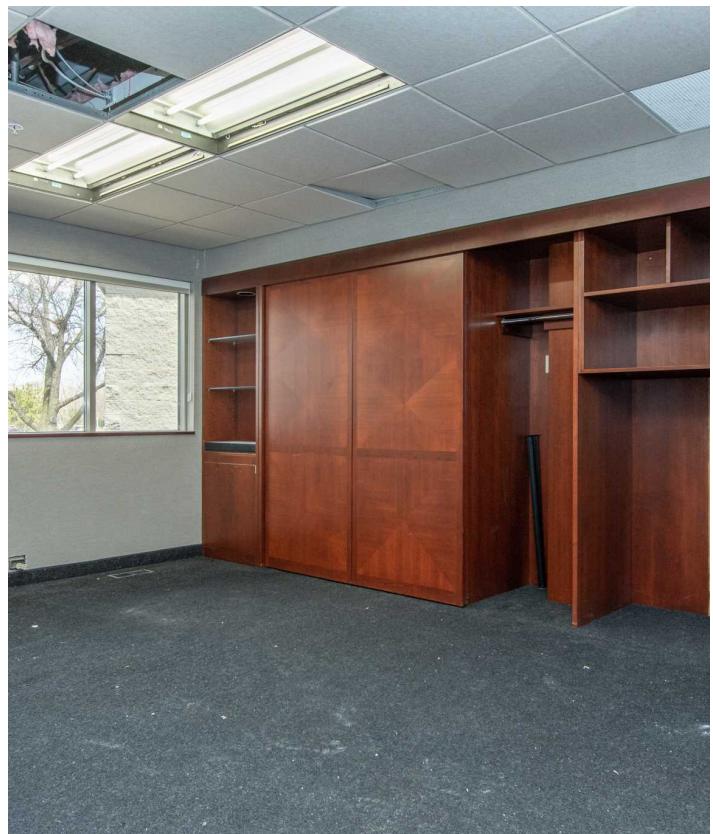
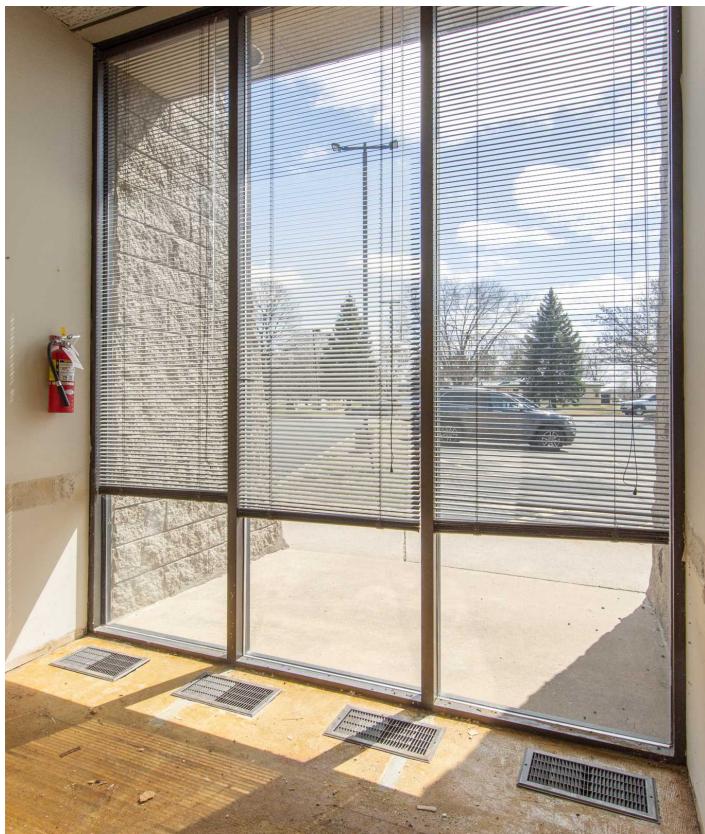
Rentable SF	2,564	Demographics:	2 miles	5 miles	10 miles
Usable SF	2,275	2022 Population	34,146	138.773	477,992
Drive Through	Available	2022 Households	12,488	50,427	176,032
Class	B	Average HH Income	\$115,862	\$105,268	\$103,845
Type	Retail/ Office	Vehicles Per Day:			
Sprinklers	Wet	Central Ave NE & 123rd Ave NE	39,000		
Tenancy	Vacant				
Parking	75 surface	Expenses:			
Parking Ratio	3.36/1,000 SF	Taxes \$3.87/SF			
Docks	None	Insurance \$0.23/SF			
Building Height	22 feet	CAMS \$2.81/SF			
List Price	\$15.00/SF	Utilities \$2.00/SF			
		Total Expenses: \$8.91/SF			



Each Office Independently Owned and Operated

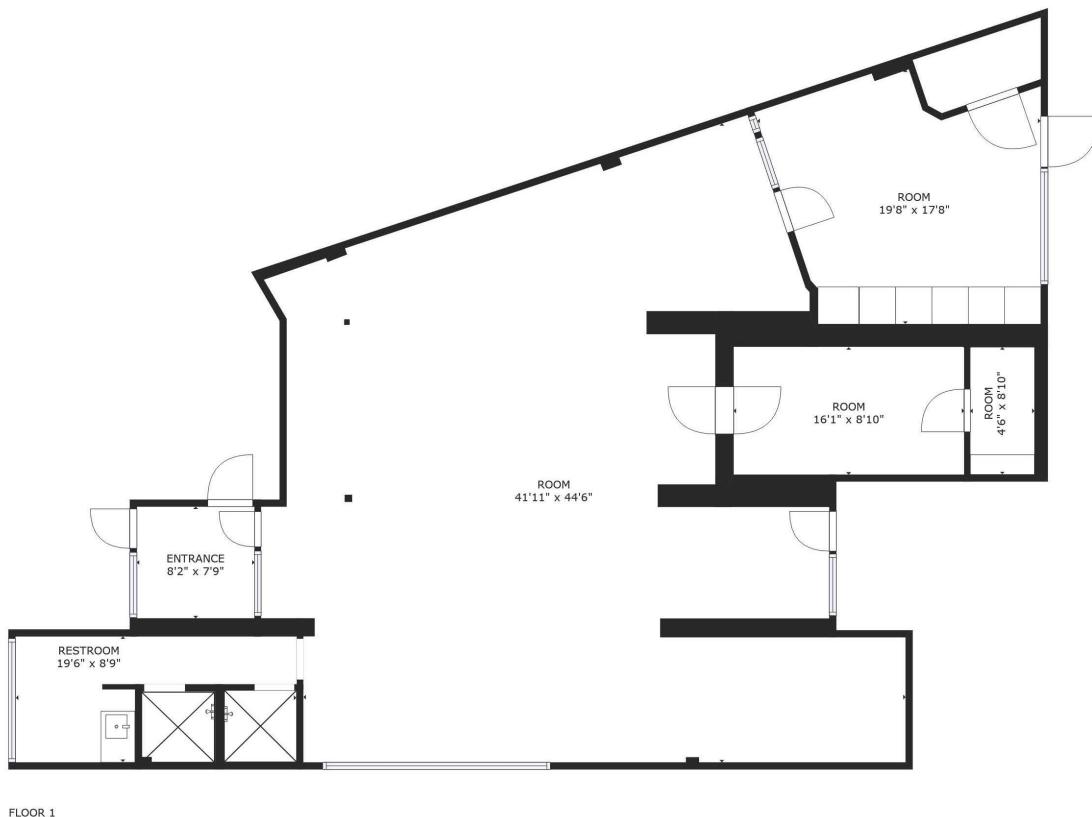
# Property Photos

12301 CENTRAL AVENUE NORTHEAST, UNIT B, BLAINE, MN 55434



# Property Photos

12301 CENTRAL AVENUE NORTHEAST, UNIT B, BLAINE, MN 55434



GROSS INTERNAL AREA

FLOOR 1: 2275 sq. ft

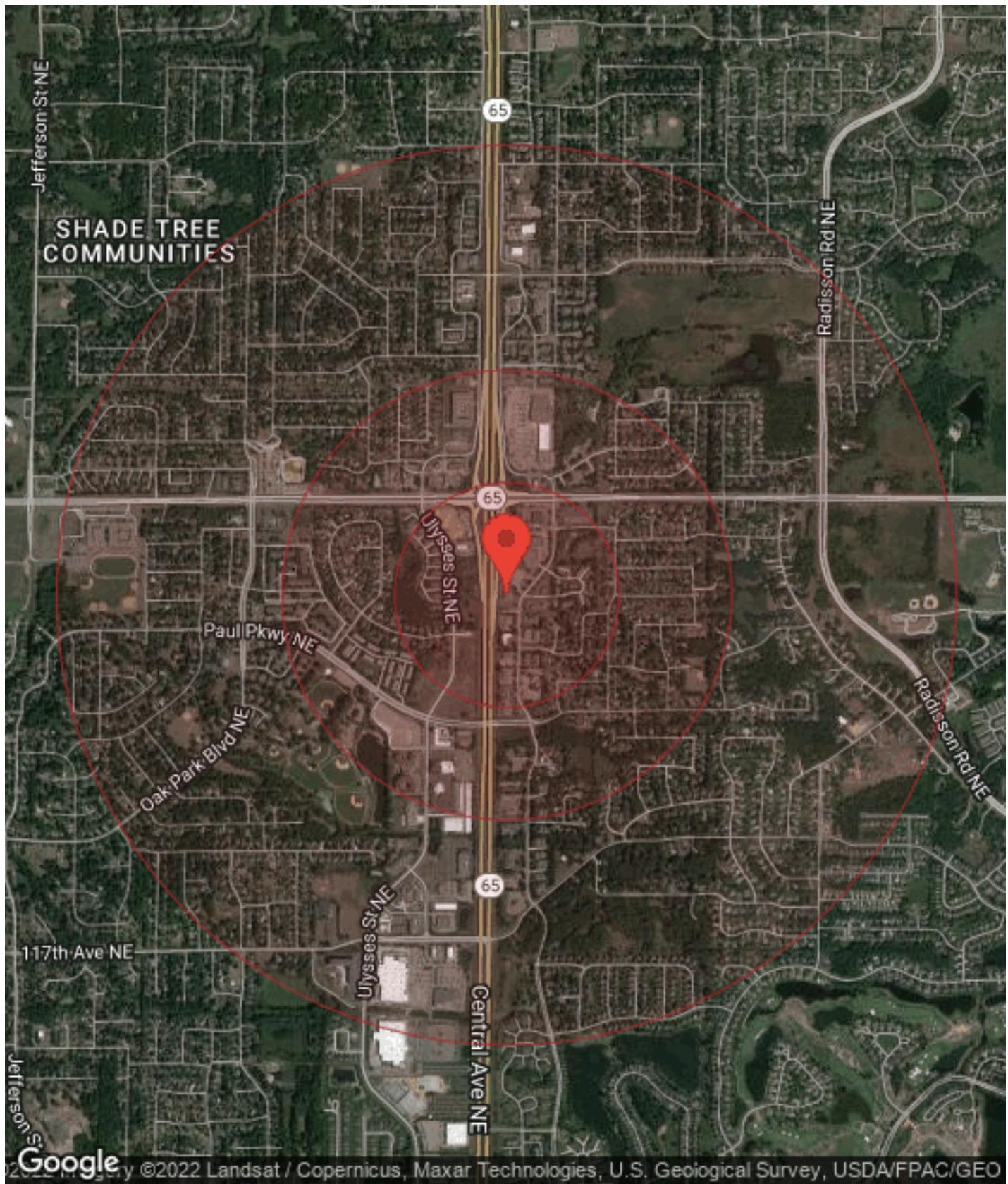
TOTAL: 2275 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

# Business Map

12301 CENTRAL AVENUE NORTHEAST, UNIT B, BLAINE, MN 55434



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