



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Retail or Office Space for Lease

1444 147th Ave NE, Ham Lake MN 55304

Details

- Great access and visibility on Hwy 65
- Suite 500 – 1,255 RSF Wide open, inline
- 2.9 Acre site with 98 parking stalls
- Located at high traffic intersection: Hwy 65 (Central Avenue) & Andover Blvd/147th
- Signalized intersection
- 35,568 vehicles per day (2024)
- Pylon and Building signage available
- Generous tenant improvement allowance

Lease Rate: \$14.00/SF NNN
CAM/TAX: \$6.26/SF (2025)

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

763-862-2005

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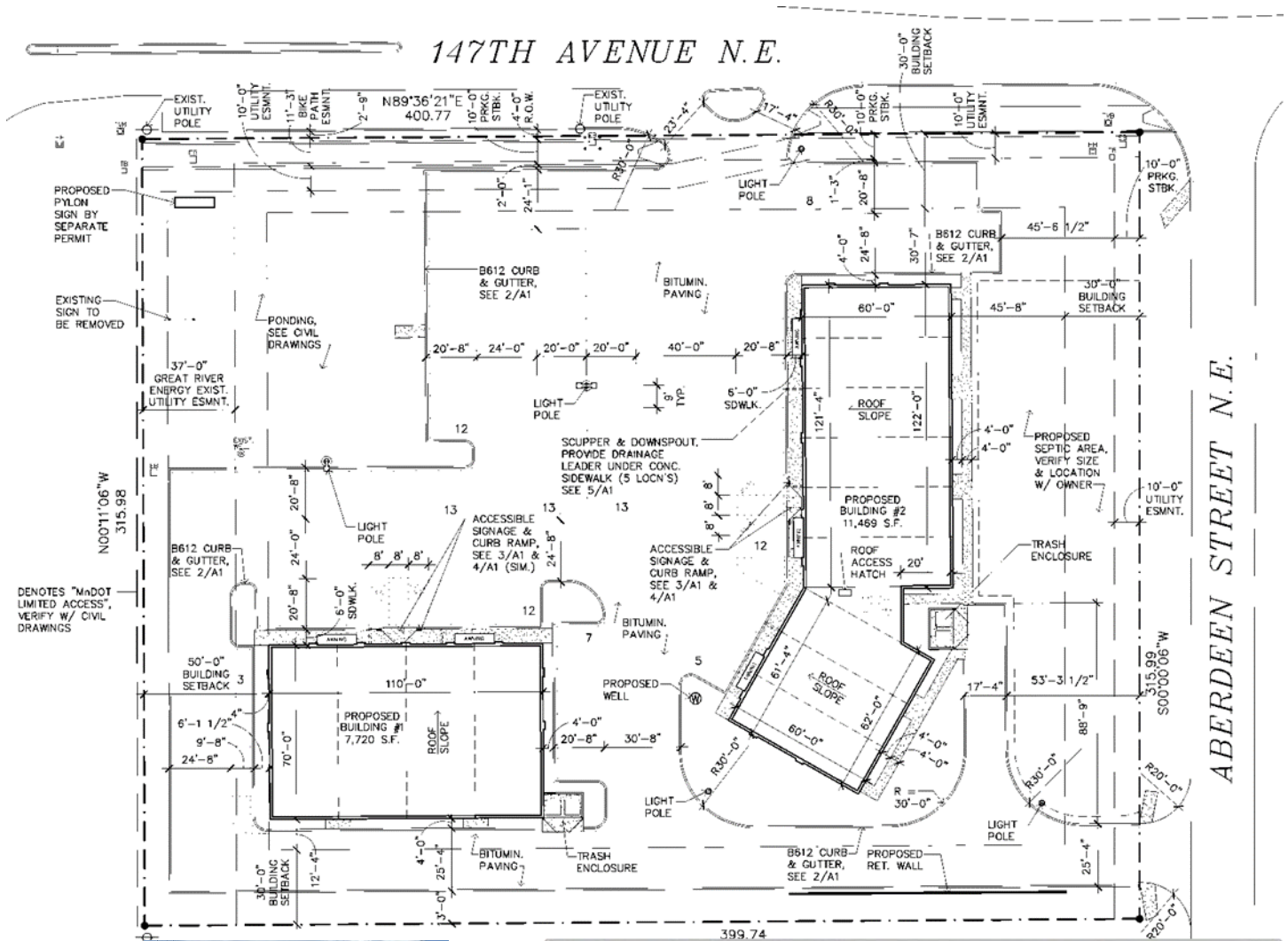
FOR LEASE

CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com

Site Plan





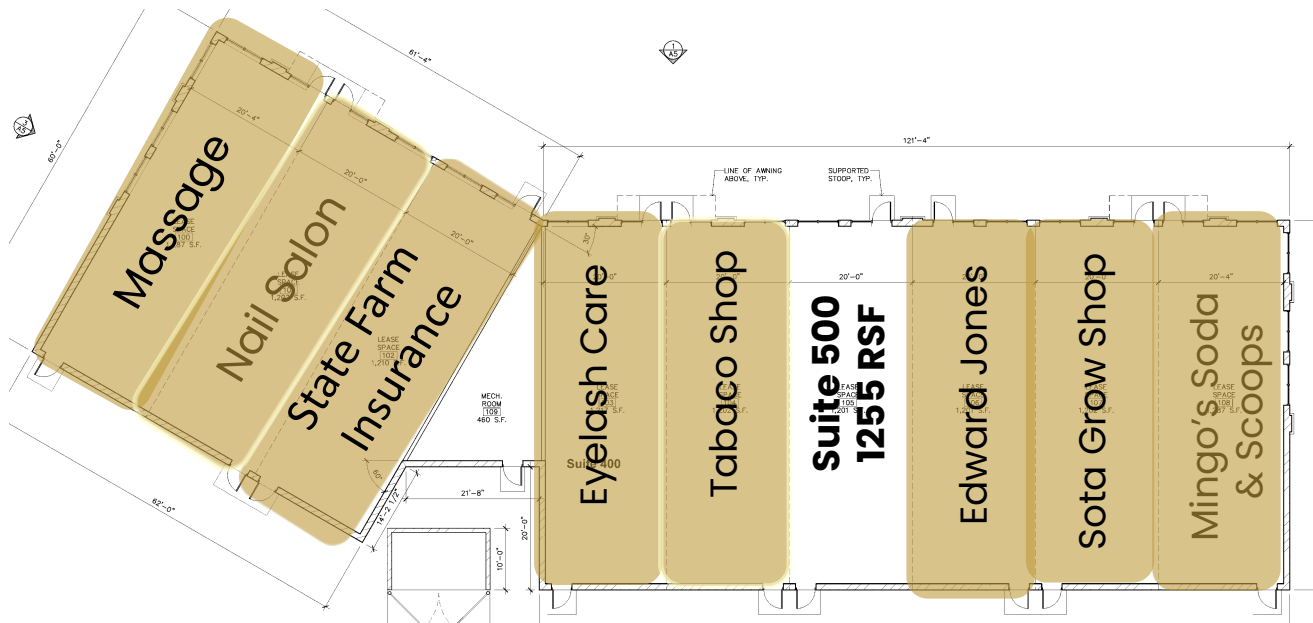
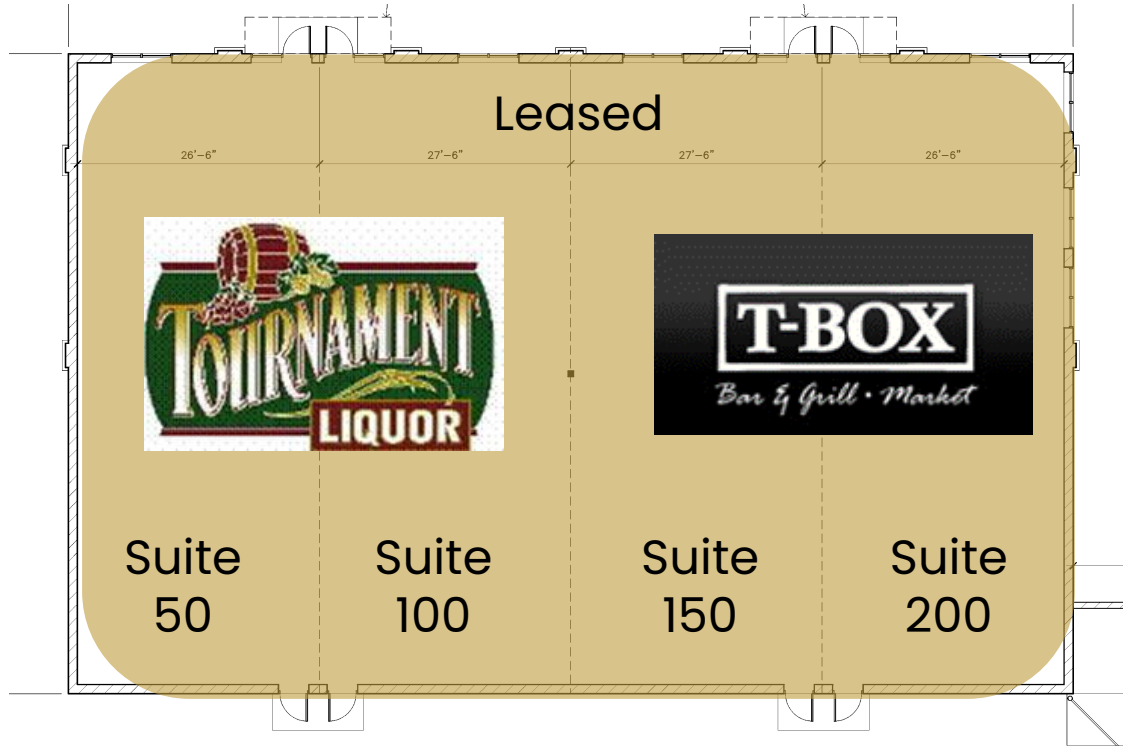
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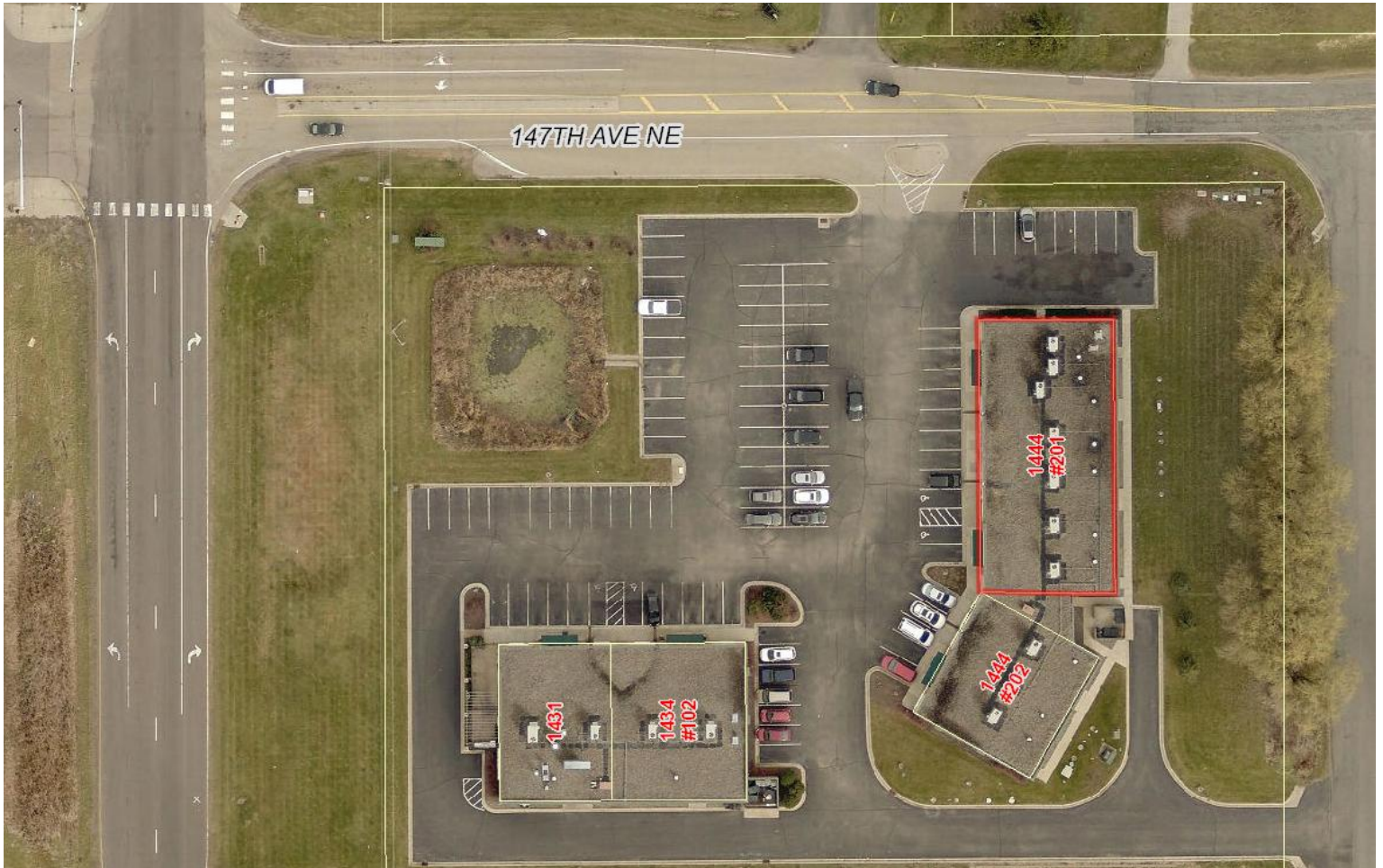
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DEMOGRAPHICS (2024)	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	1,879	26,985	101,266
Total Households	646	9,118	34,959
Average Household Income	\$141,219	\$141,931	\$133,747