



For Sale- Naples Market Place Multi-Tenant Retail Investment

3453 Lake Drive NE, Blaine, MN 55014

AVAILABLE SPACE

- Vibrant center totaling 13,722 SF, 2.14 Acres
- 7 Tenants providing excellent mix of traffic
- Triple net leases – NOI of \$231,494 (2024)
Approx 7.5 cap, 100% occupancy
- Out lots sold to Caribou Cabin & Kwik Trip
- Built in 2006
- Plenty of surface parking
- End caps both capable of drive-thru
- 7,032 vehicles / day
- Excellent demographics

Sale Price: \$3,200,000
Property Taxes (2024): \$63,767.94

FOR MORE INFORMATION, CONTACT

Marty Fisher

763-862-2005

mfisher@premiercommercialproperties.com

mikefisher@premiercommercialproperties.com



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CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



Seven (7) Tenants Including:

- El Norte Mexican Restaurant
- Bike Shop
- State Farm Insurance
- Wick Tattoo
- Naples Liquor
- Fantastic Sams
- Dance Studio



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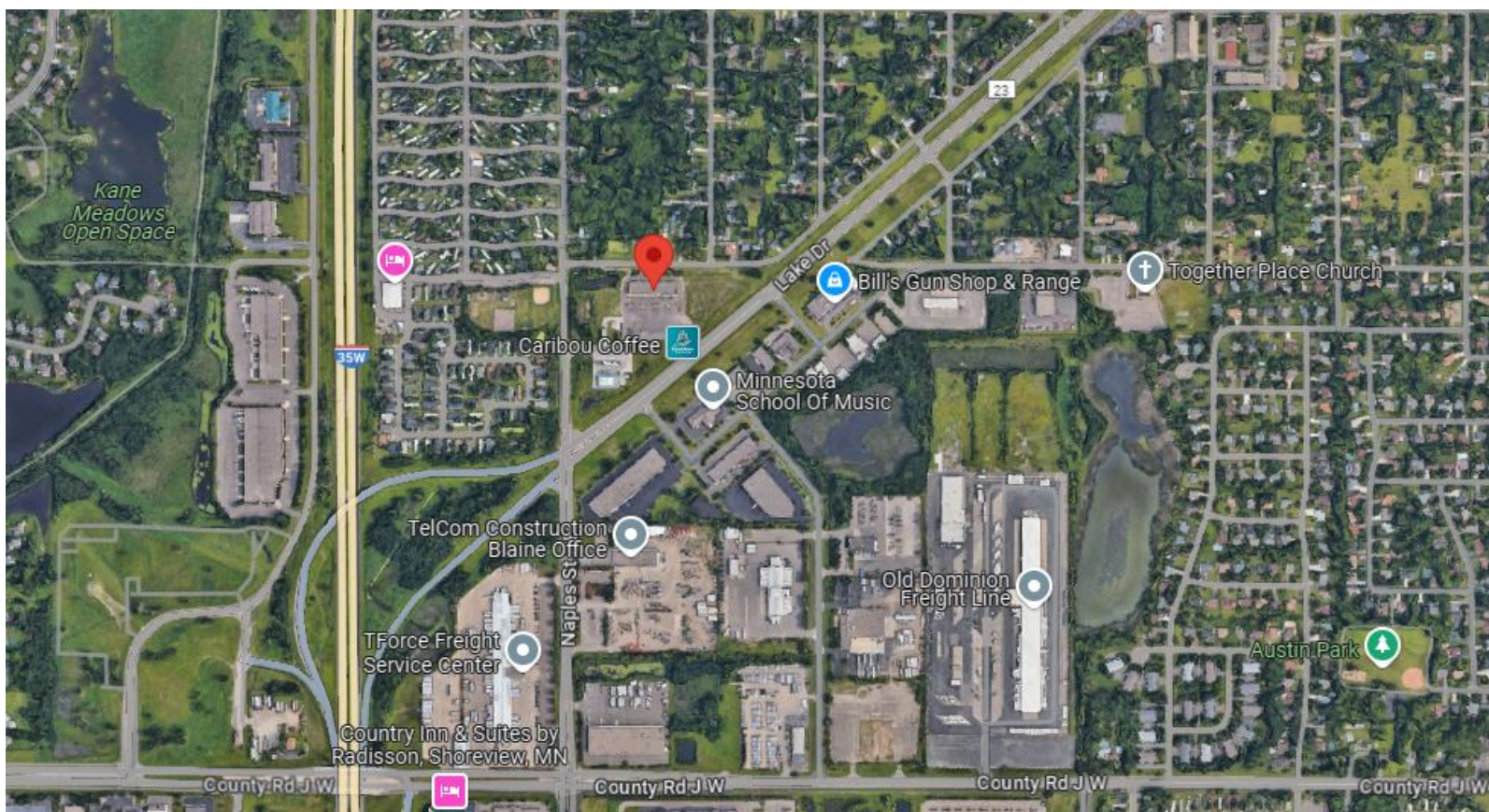
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DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Total Population	8,749	45,647	153,226
Total Households	3,401	17,631	57,988
Average Household Income	\$95,249	\$109,098	\$111,238





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