

Value-Add Strip Center For Sale & Lease



5011 University Ave NE,
Columbia Heights, MN



Prime retail opportunity located directly off of MN Hwy 47 in Columbia Heights! This strip mall benefits from excellent frontage on a heavily trafficked corridor that has over 22,000 vehicles per day, ensuring maximum exposure for tenants or future owners. The property features versatile open space and multiple drive-in doors ideal for a range of retail, flex, service, or office uses. For those looking to lease, this property presents a rare opportunity to get the best rates on the market to ensure that their business will be successful from the onset. From an investor's perspective, there is immense value-add potential making it an ideal investment for the right operator to enhance the income and long-term value.

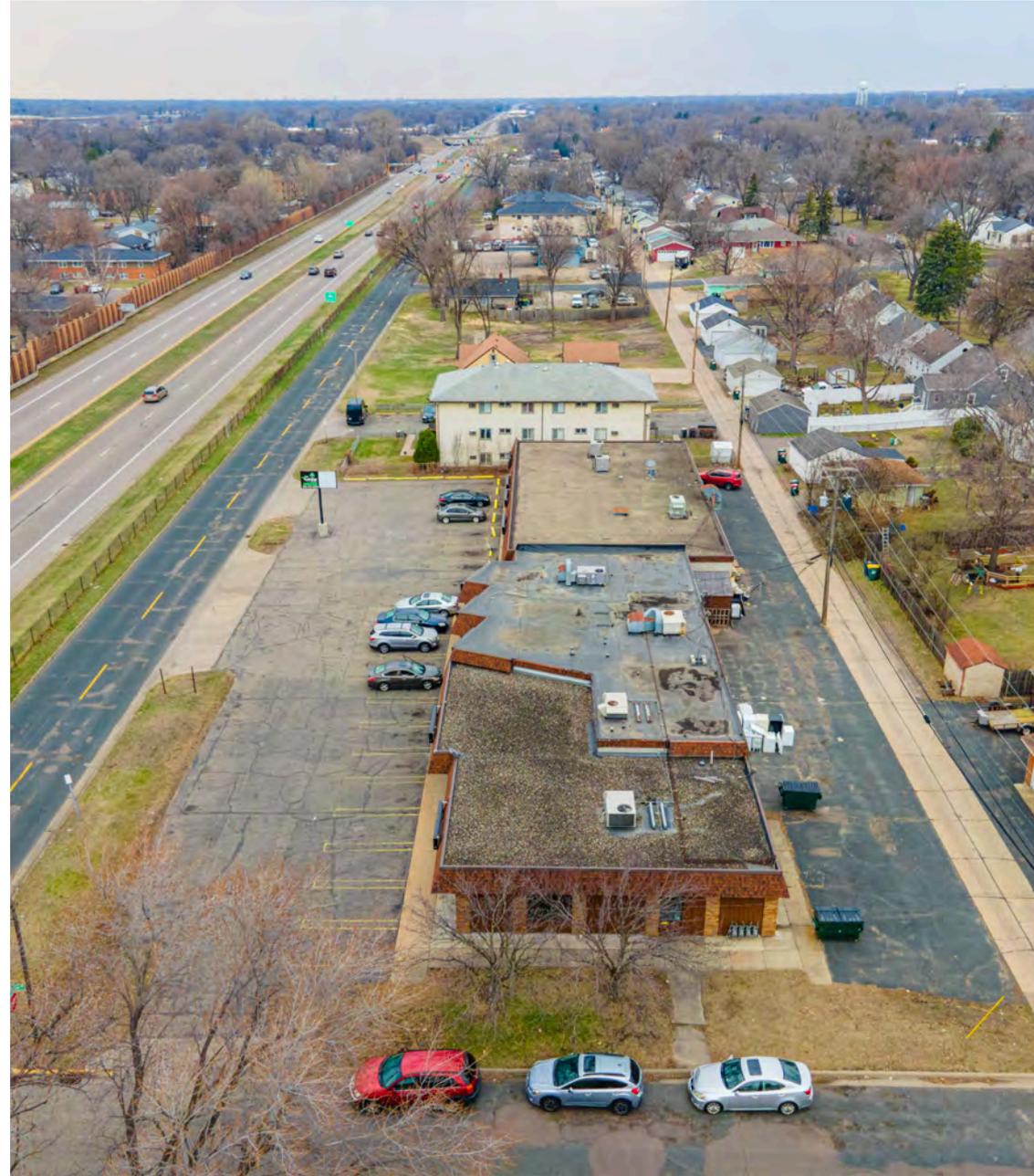
Flexible and versatile spaces fit for a range of retail, flex, service or office users.

3 Drive-in Doors Available - 10 ft Clear Height.

Easy Access to MN Hwy 47 & I-694.

Over 22,000 Vehicles/Day.

Local Ownership & Property Management.

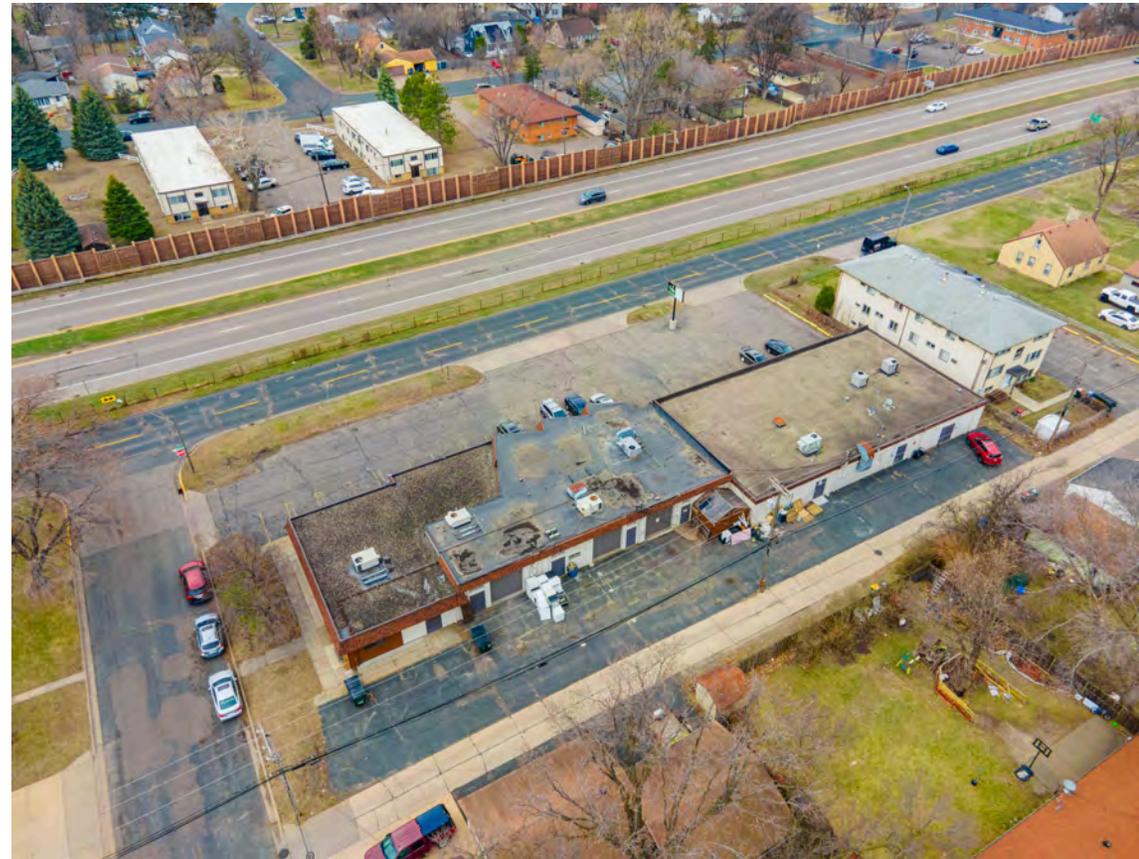


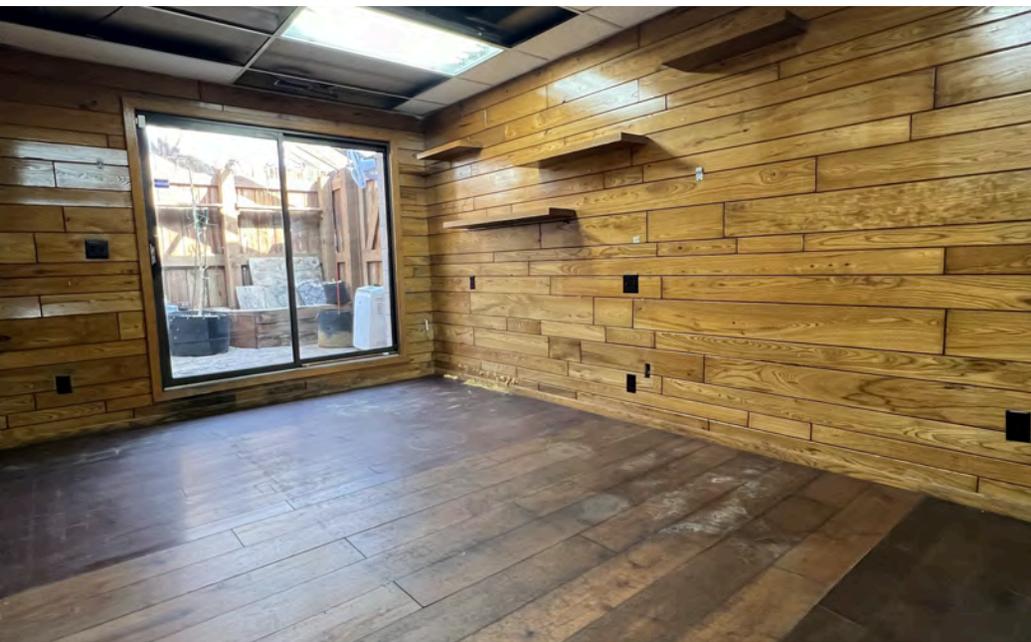
Asking Rent	\$12.00/SF
CAM/Taxes	\$6.13/SF
Sale Price	\$1,200,000 (\$116.29/SF)
Lease Type	NNN
Property Type	Retail
Available SF	5,025 SF
Minimum SF	1,025 SF
Tenancy Type	Multiple
Parking Spaces	28
Zoning	GB - General Buisness District

Units and Sizes

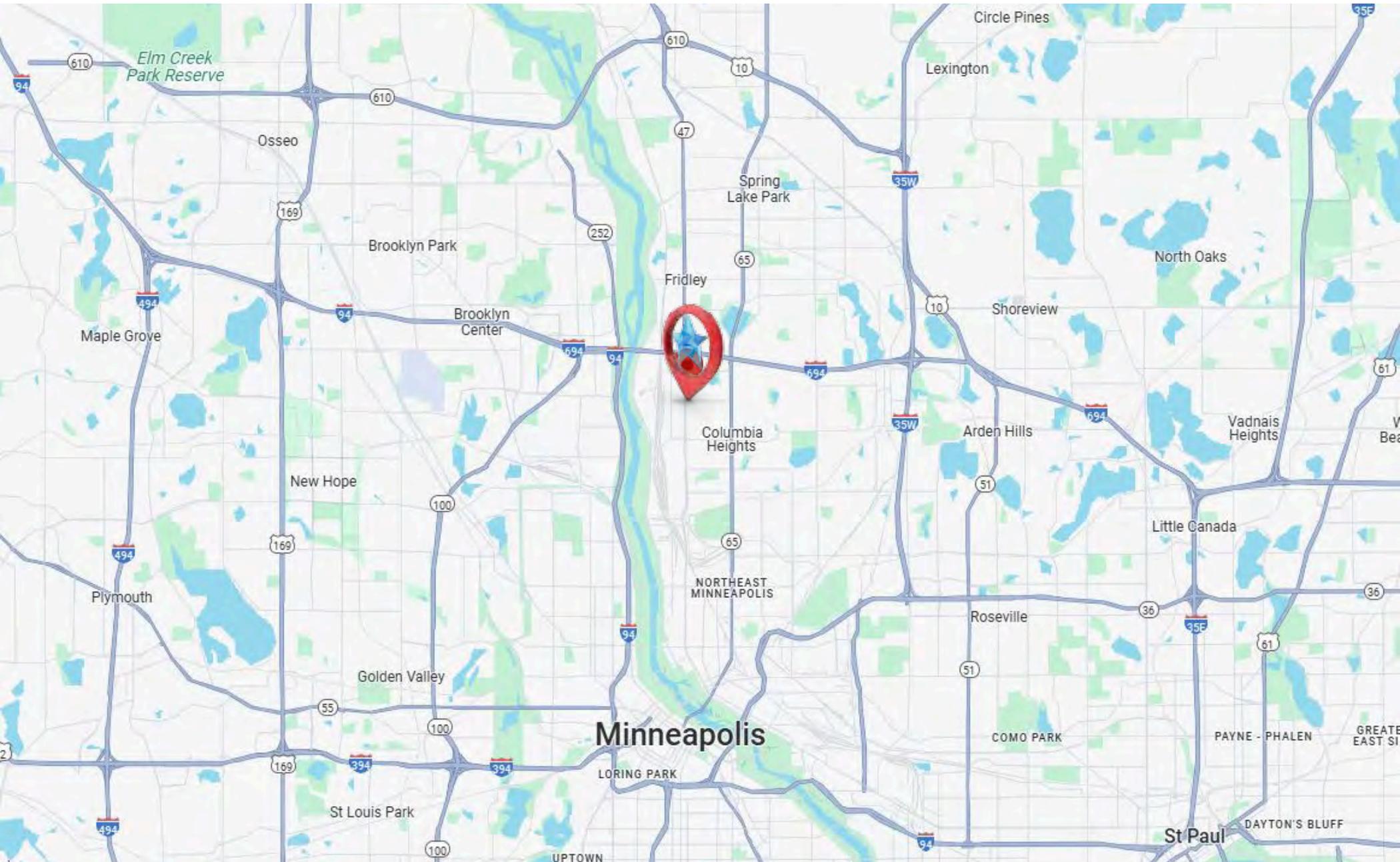
5011	2,400 SF
5005/5007	1,600 SF
5009a	1,025 SF

Suite 5011 Walkthrough









7401 Bush Lake Rd Edina, MN 55439.



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Unsurpassed Business Climate

Anoka County offers your business the advantages of one of the nation's leading business climates in Minnesota and the Twin Cities MSA!

Best-Run State in America

24/7 Wall Street/USA Today, 2017

1st in Fortune 500 Companies Per Capita

(Twin Cities); **3rd Per Capita** (Minnesota)
Fortune, 2018

1st in 5-Year Business Survival Rate

Bureau of Labor Statistics, 2012-2017

1st in Main Street Entrepreneurship, larger states

The 2016 Kauffman Index

2nd Best State Overall

U.S. News & World Report, 2018

2nd Strongest State in the Nation

Politico, 2018

6th in America's Top States for Business

CNBC, 2018

7th Best Economy

24/7 Wall Street, 2018

7th in Technology and Science Business Strength

Milken Institute 2016 State Technology and Science Index

8th in Largest Private Companies

Forbes, 2017

MARKET OVERVIEW

Positioned for Success!

Anoka County is a place where businesses may access all of what the Twin Cities has to offer, but without the expense and hassle of being in a densely populated urban core. Our robust manufacturing sector is enhanced by growing, innovative industries, such as medical devices, plastics, and precision instruments. Along with being in close proximity to a major Midwestern city, businesses are drawn to our skilled labor force with renowned productivity and work ethic, lower labor costs, lower manufacturing tax burdens, and other attractive assets. Anoka County offers livable, lower-cost access to the Minneapolis/St. Paul MSA – we're positioned for success!

At Caspian Group, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose Caspian Group, where your real estate goals become our mission.



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