



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Retail Space for Lease

2701 Mounds view Blvd, Mounds View, MN 55112

AVAILABLE SPACES

- Retail service space for lease; stand alone building.
- Block wall construction, built in 1973
- Total building size: 4,544 Land Size .71 acres
- Retail/showroom: 2,080 SF approx. 40' x 52'
- Warehouse: 1,276 SF approx. 44' x 29'
- (2) 10' drive in doors, 13' clear height unit heater, floor drains, storage area (1204 SF)
- Zoned B-3 Commercial retail / service uses
- High Visibility & easy access to Mounds View Blvd (21,672 vehicles/day – 2023)
- 21 marked surface stalls for parking



PROPERTY DETAILS

Lease Rate: \$4,900.00/month + snow, lawn, trash, utilities, and telecommunications

FOR MORE INFORMATION, CONTACT

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2 – 10' drive in doors



Left side showroom, right side warehouse



Showroom side (40' x 52')



Warehouse side (29' x 44)



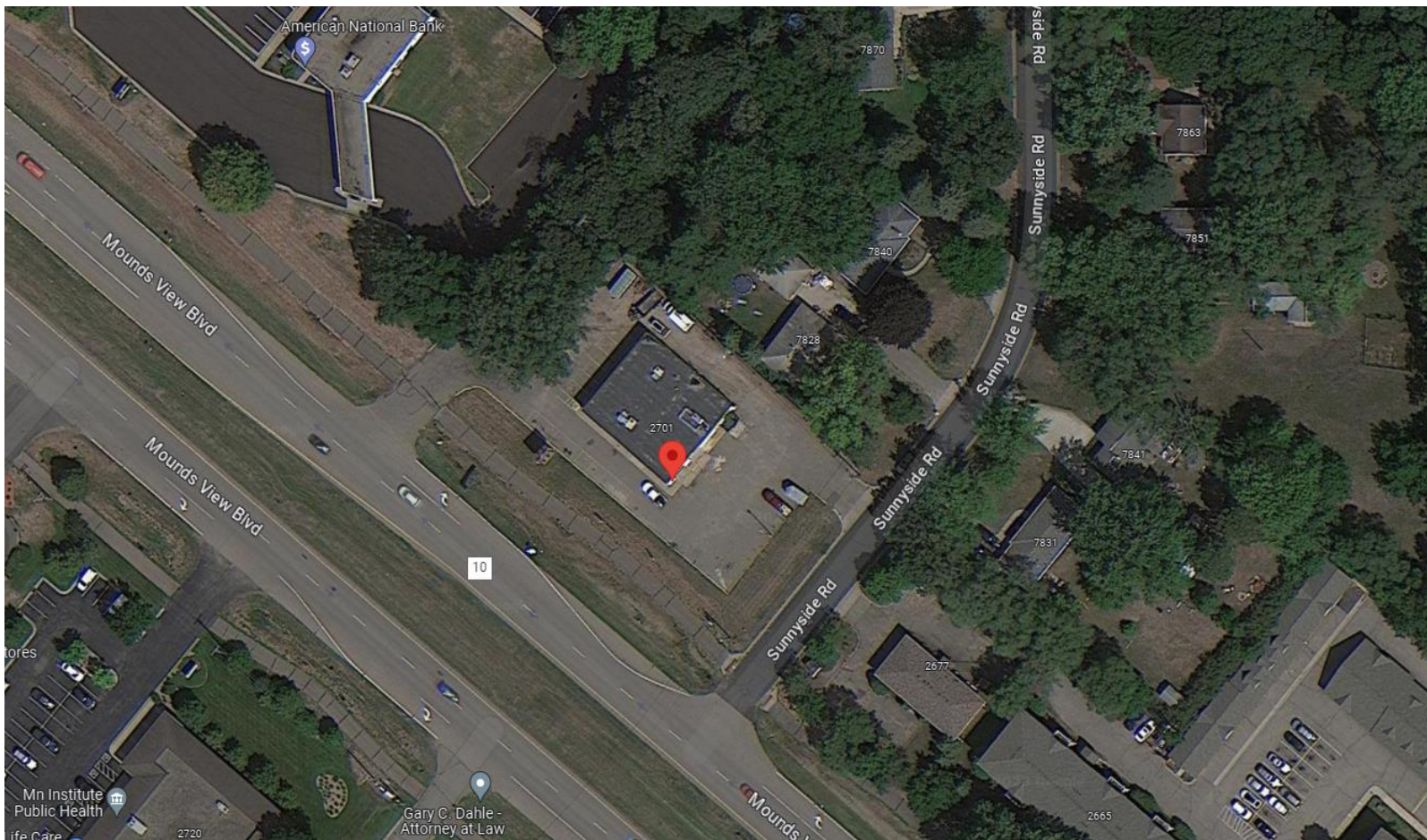
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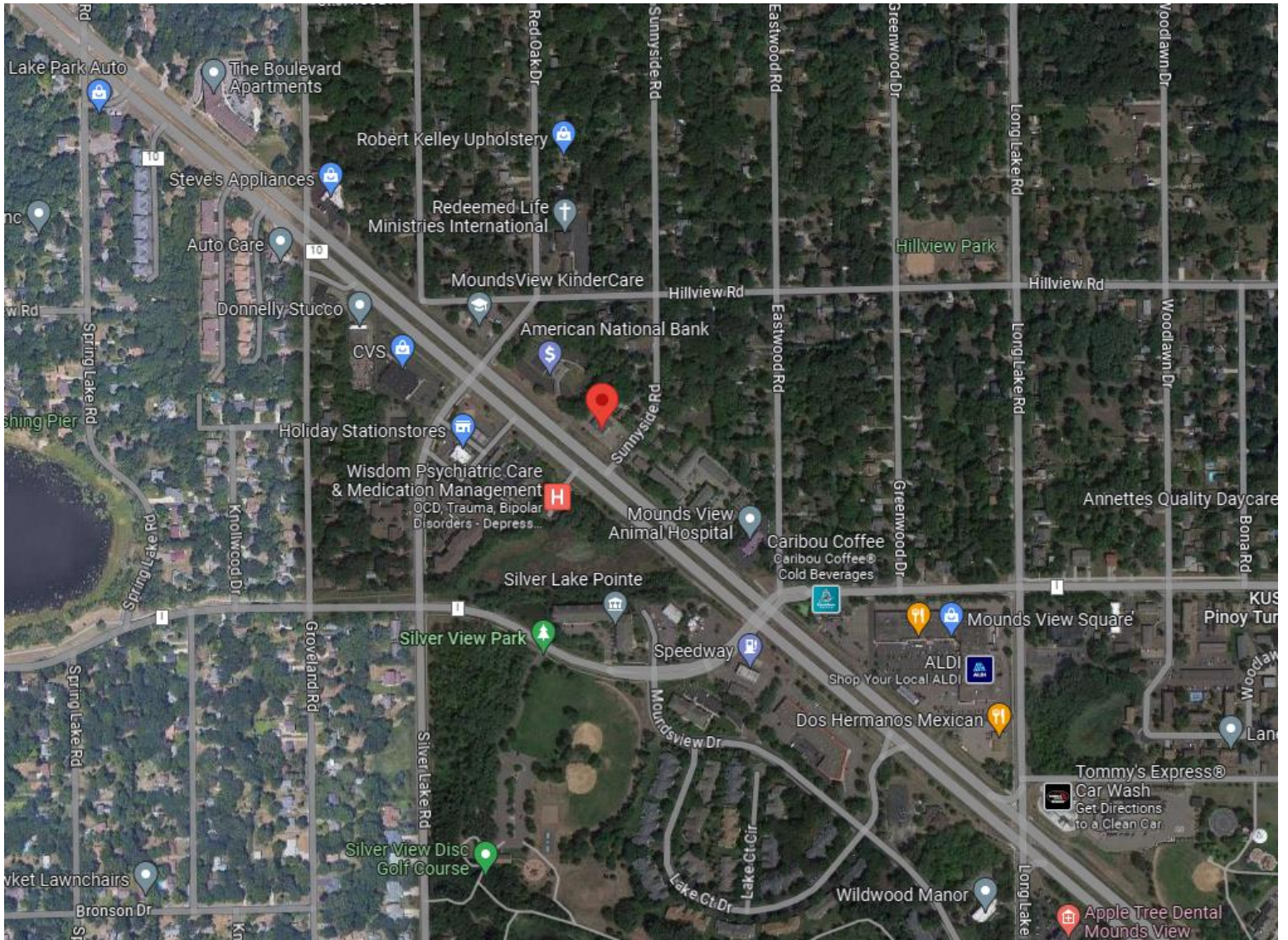
Great access & visibility to Mounds View Boulevard;
21,672 cars per day



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Demographics (2023)	1 Mile	3 Miles	5 Miles
Population	11,670	62,917	195,672
Average Income	\$96,745	\$96,949	\$95,748
Total Households	4,790	25,417	76,595