



## For Lease

7777 Central Ave NE – Suite C1 / B  
Spring Lake Park, MN

### AREA AMENITIES

- Total Building Size 20,000 SF
- Visibility/signage to Central Ave
- Suite C1 / B 9,623 RSF, demiseable to 6,303 or 3,320 RSF
  - Perfect dollar store, daycare, adult daycare or event center location
- 157 Surface Stalls
- Hwy 65 – 30,046 vehicles per day (2022)
- Join Total Medical, Rong Cheng, and others



### PROPERTY DETAILS

Lease Rate: 14.00/RSF NNN  
CAM/Taxes: \$7.43/RSF (2023)

### FOR MORE INFORMATION, CONTACT

**Marty Fisher/Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com

Potential  
Event Center,  
Daycare or  
Charter School  
area

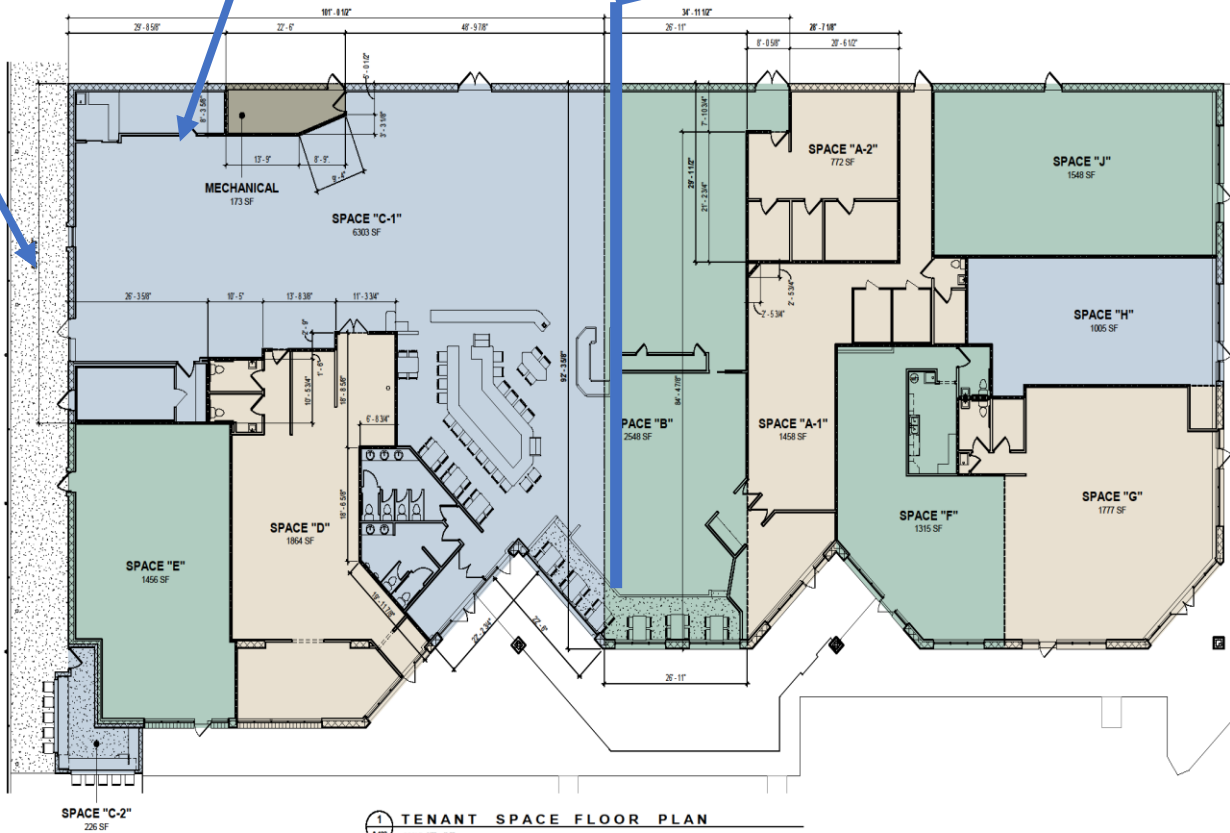
Outside  
exercise or  
bar area

**BUILDING SUMMARY:**

SPACE "A-1"	1458 SF
SPACE "A-2"	772 SF
SPACE "B"	2548 SF
SPACE "C-1"	6303 SF
SPACE "C-2"	226 SF
SPACE "D"	1864 SF
SPACE "E"	1456 SF
SPACE "F"	1315 SF
SPACE "G"	1777 SF
SPACE "H"	1005 SF
SPACE "J"	1548 SF
MECHANICAL	173 SF

**9623 SF Total**  
**6,303 SF Demise**  
**3,320 SF Demise**

Possible demise  
location



8973 Holly Lane, Suite 104  
Minneapolis, Minnesota 55425  
763-852-8578  
sdka@sdkarch.com

THIS DRAWING, SPECIFICATION OR REPORT IS UNPROCESSED FOR RECORD PURPOSES ONLY. FINAL DESIGN DOCUMENTATION OF THIS PROJECT OR THE PROJECT WILL BE COMPLETED ON THE DESIGNER'S APPROACH BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MINNESOTA.

Tenant Finish Improvements  
**SPRING LAKE PARK CENTER**  
7777 Highway 65 NE - Spring Lake Park, Minnesota

REVISIONS		
#	Description	Date

PROPOSED TENANT SPACES

Project Number: 21-009  
Date: NOV 29, 2022  
Drawn By: SEJK  
Checked By:

**A.102**  
Scale: 1/8" = 1'-0"





**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE

**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com



- Front Patio seats
- Visibility to highway 65
- Top Billing on monument sign with electronic, colored LED signage for tenant



**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com



Suite C1 / B  
9623 RSF

Monument  
sign

Outside  
exercise  
or bar  
area (not  
included  
in SF



Demographics	1 miles	3 miles	5 miles
Total Population	6,272	38,348	109,066
Average Income	\$64,153.00	\$65,497.37	\$69,525.48
Total Households	5,011	23,010	54,193

