FOR LEASE

HIGHWAY 36 & RICE

2130 Rice St N | Maplewood, MN | 55113



Retail/Auto Space for Lease

Blake Martin

612.465.8521 blake@upland.com

50 South 6th Street | Suite 1418 Minneapolis, MN | 55402

REAL ESTATE GROUP, INC.
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Main: 612.332.6600

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PROPERTY OVERVIEW

PROPERTY	INFORMATION
I KOI EKIII	IN CINIVIATION

BUILDING SIZE 9,893 SF

LOT SIZE 0.71

SPACE 1 2,400 SF

SPACE 2 2,769 SF

SALE PRICE Negotiable

LEASE RATE \$10.00 - \$12.00 PSF

CAM/TAX EST. \$7.55 PSF

TAXES (2016) \$55,662

PARKING 180 Spaces

ZONING BC

YEAR BUILT 1986

Wildlie Refuge Becker Elk River Monitoello (B) Albertrille	9	Fores Lake Scandle	St Croix National Scenic Rivervey Diresser
Bufelo		\$tillwater	3B New Richmond
Minnetonka (2) Waconia Edeo/Prairie 215 prywood Ehaska	-Edina	Woodbury 10	35 River Falls
merica To New Prague	Lakeville	Hastings Miesville	Hager City Red Wing

DEMOGRAPHICS				
	1-MILE	3-MILE	5-MILE	
POPULATION	10,434	107,429	298,731	
MEDIAN HH INCOME	\$44,662	\$50,358	\$50,033	
AVERAGE HH INCOME	\$60,720	\$69,080	\$69,895	
MEDIAN AGE	37.4	34.6	33.7	

NEARBY RETAILERS	
Cub Foods	
Subway	
Arby's	
Hub Hobby Center	
McCarron's Pub and Grill	



Traffic Counts		
Hwy 36	79,000 VPD	
RICE ST	17,000 VPD	
I-35 E	64,000 VPD	

COMMENTS

- Easy access to Highway 36.
- Located on the corner of Rice St and County Rd B.
- Adjacent to Cub Foods.









