

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

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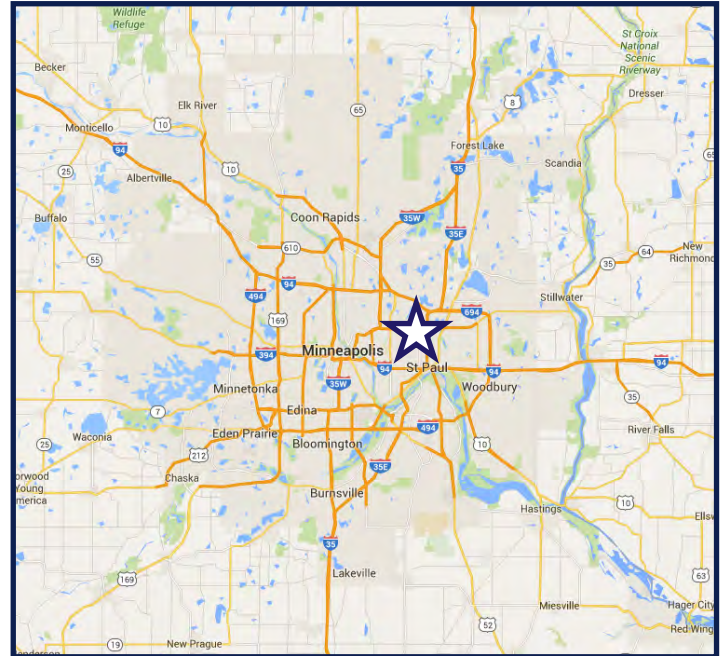
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

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



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

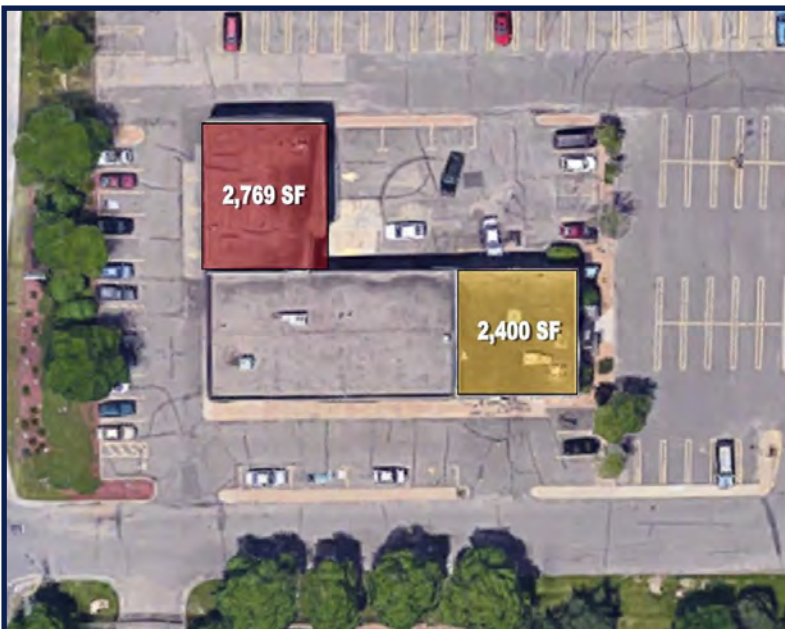
- Cub Foods
- Subway
- Arby's
- Hub Hobby Center
- McCarron's Pub and Grill

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.



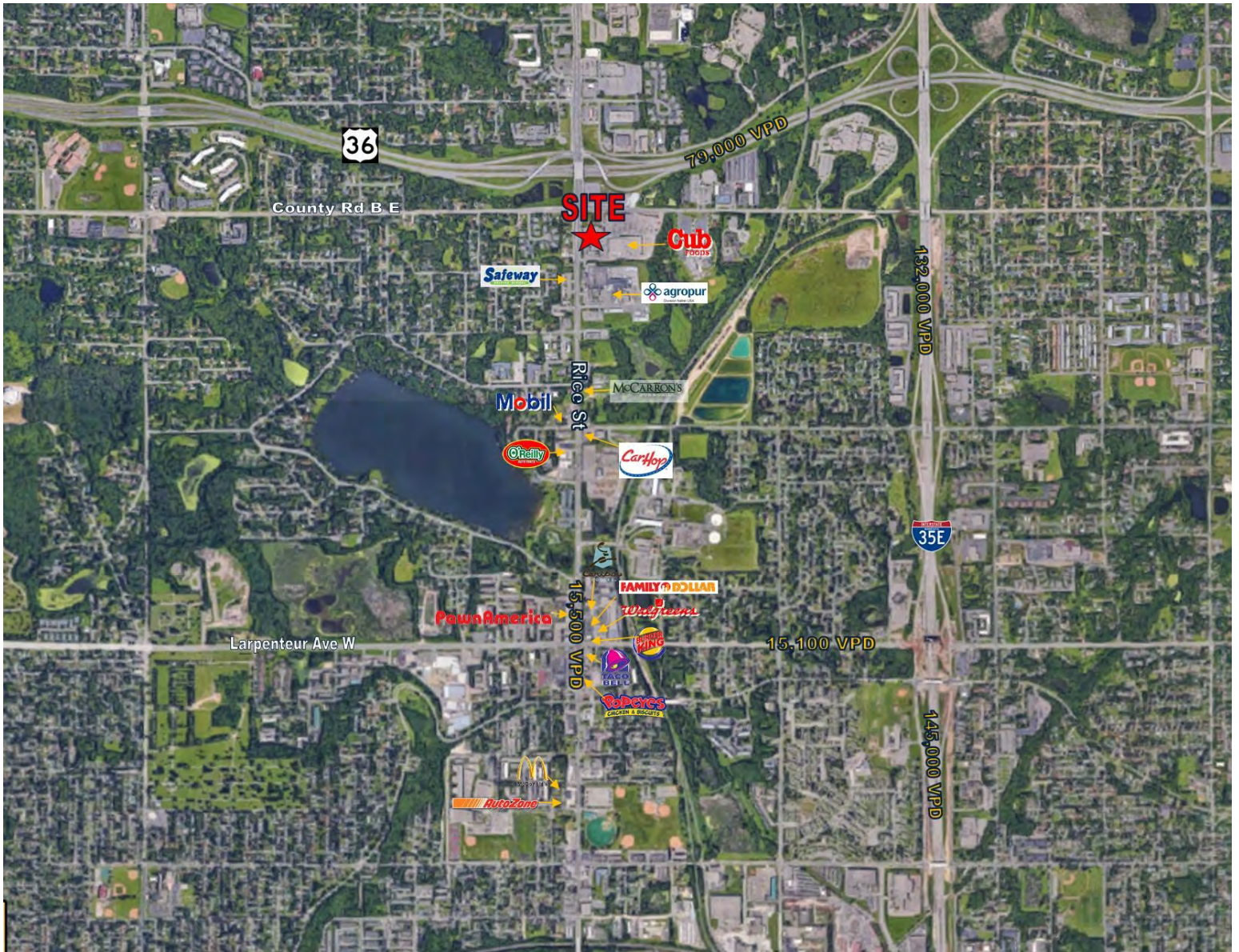


Exhibit A

