

FORMER SPEEDWAY
14000 Saint Francis Blvd
Ramsey, MN
For Lease



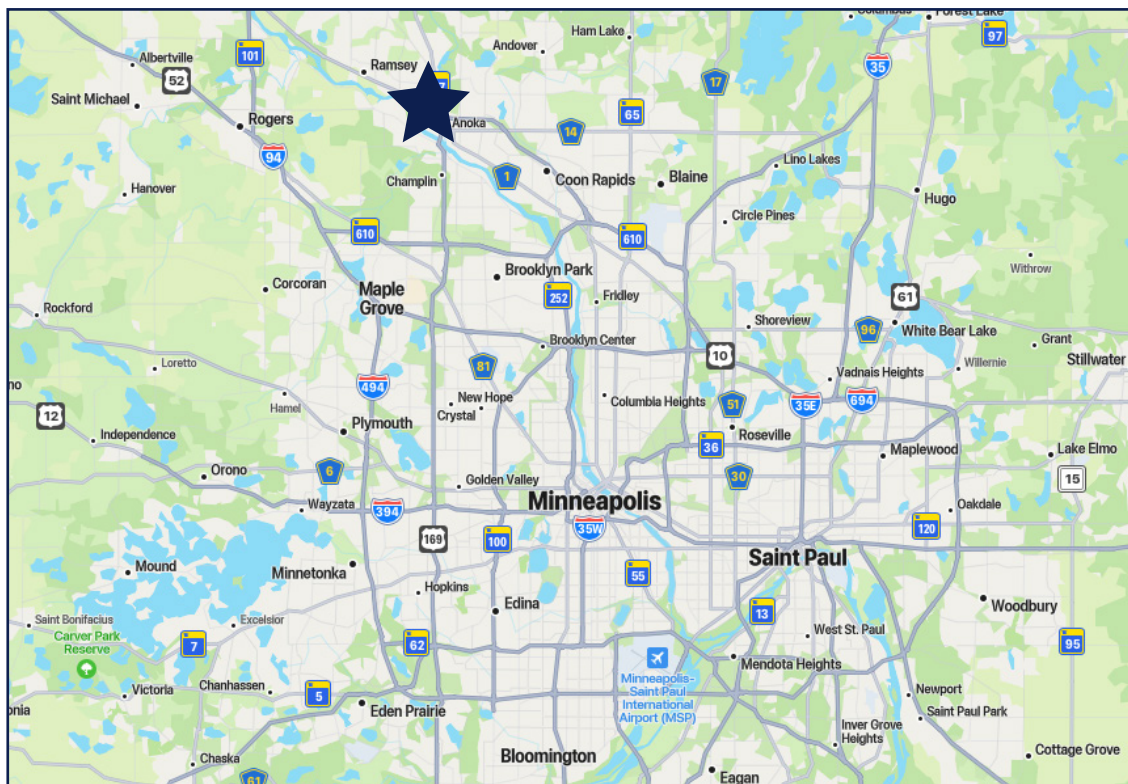
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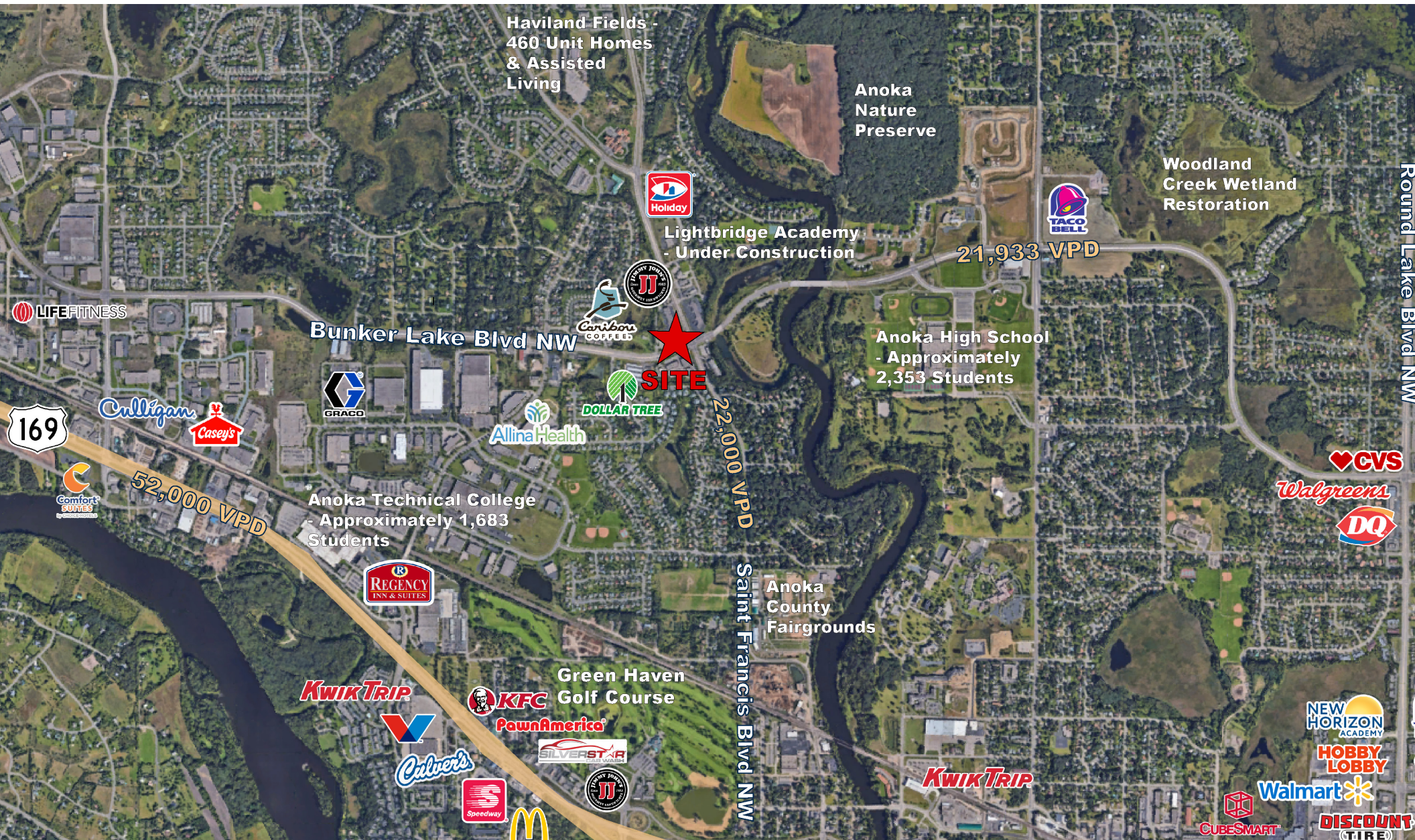
ADDRESS	14000 Saint Francis Blvd
CITY, STATE	Ramsey, MN
SPACE AVAILABLE	3,424 SF
LOT SIZE	2.23 Acres
SALE PRICE	Negotiable
LEASE RATE	\$18.00/PSF
TAX 2025	\$15,606.70
YEAR BUILT	1995
COUNTY	Anoka
PARKING	17 Surface (Today)



HIGHLIGHTS

- Located on St. Francis Blvd with strong car counts and visibility.
- Easy access to major regional routes.
- Surrounding population boasts high household incomes and consistent growth.
- Few comparables with this level of visibility and lot size in the Anoka/Ramsey market.
- Fuel pumps, tanks, & canopies scheduled to be removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,755	50,932	117,415
MEDIAN AGE	38.8	39.5	40.0
MEDIAN HH INCOME	\$113,046	\$101,530	\$106,124
AVERAGE HH INCOME	\$127,267	\$121,832	\$128,893





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