

Sunfish Commons - Retail for Lease

HIGHWAY 10/169 & SUNFISH BOULEVARD, RAMSEY, MN

RETAIL SPACE FOR LEASE - NEGOTIABLE RATES



PROPERTY HIGHLIGHTS

- Convenient access to major roadways. Direct frontage along Highway 10 / 169. Highway 169 is vital artery connecting the Central Lakes Region with the Twin Cities Metro.
- Attractive lease rates with negotiable terms.
- Strong traffic counts, over 40,000 vehicles per day along 10/169. High daytime (employment) population in the area.
- 160 surface parking stalls.



Availability

1,140 – 7,520
contiguous SF of retail
space.

2016 Rates & Ops

Negotiable Lease Rates!

Operating expenses
estimated at \$5.80 psf /
year (2016).

Contact

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6415 HIGHWAY 10, RAMSEY, MINNESOTA 55303 (ANOKA COUNTY)

ADDITIONAL DETAILS

- Anchor tenant Willy McCoy's draws a lot of traffic to this retail center.
- Professionally and locally managed.
- Very close to brand new 20,000 SF Veterans Affairs Clinic, serving more than 7,000 veterans living in the area.
- Negotiable lease rates and terms.

TRAFFIC COUNTS (2010)

Highway 10/Highway 169: 40,500 vehicles per day
Sunfish Boulevard: 9,500 vehicles per day



AREA DEMOGRAPHICS (2015)

	1 mile	3 miles	5 miles
Population	3,537	35,841	82,751
Total Households	1,251	13,375	30,669
Average HH Income	\$101,505	\$79,974	\$87,420
Daytime Population	4,688	21,332	37,627

PHOTOS



AVAILABLE NOW! Liquor store space, 2,160 SF. Includes coolers, shelving and signage. Move-in ready!



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FLOOR PLAN AND AVAILABILITY

