

FOR LEASE
1,912 SF RETAIL SPACE



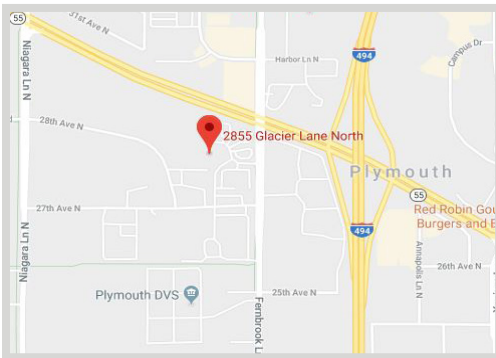
FEATURES:

- End cap retail space available - Suite 400 (1,912 SF)
- Hard to find retail space in this thriving market!
- Current restaurant/sandwich shop layout
- Great location off Hwy 55 & I-494

Lease Rate

\$24.00/psf

Tax : \$6.71 / psf
Cam: \$4.94 / psf



FACTS:

- ▲ Built in 2013
- ▲ 5 mile Avg. Household Income: \$130,000+
- ▲ Hwy 55 & Fernbrook = 49,000+ vehicles per day
- ▲ Building Tenants:
Simonson's Salon & Brightmont Academy

Overview 1
Aerial Maps 2
Site Plan 3
Demographics 4
Traffic Count 5



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AERIAL & MAP

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SITE PLAN

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 132,172 2023 (Estimate) - 148,869 2028 (Projection) - 150,372</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2023 - \$153,112 (3 miles)</p>
<p>TRAFFIC</p>	<p>Fernbrook Lane- 10,814 vehicles per day Hwy. 55 - 49,928 vehicles per day</p>
<p>CITY OF PLYMOUTH</p>	<p>Plymouth is home to a vibrant business community. From small start up companies to major corporations, you will find them in Plymouth. Our diverse economic base includes nearly 50,000 jobs. Major industries include insurance, high tech research, medical devices and light manufacturing as well as printing and publishing. Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers:</p> <ul style="list-style-type: none"> Extensive trails and parks Picturesque open spaces Strong neighborhoods Diverse recreation programs Highly regarded school districts A variety of local businesses Nearby shopping and entertainment districts Easy access to downtown Minneapolis and its wide array of cultural and sports venues. <p>Best Place to Live</p> <p>Plymouth was named Money magazine's number one Best Place to Live in 2008 for cities with populations of 50,000 to 300,000. The city stayed in the top dozen when the magazine repeated the rankings in 2010.</p> <p>Location, Location, Location</p> <p>Many major highways run through or are close to Plymouth, making it readily accessible to all within the metropolitan area. Interstate 494 runs through Plymouth as does Hwy. 55. Hwy. 169 is on the city's eastern border and I-394 is within four miles from the center of Plymouth.</p>

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