

Highway 10 Retail Space For LEASE!

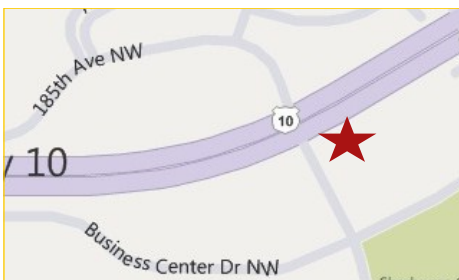


13374 Hwy 10
Elk River, MN

Lease 1,038 — 4,000 SF of High Visibility Retail Space!

In-line retail strip mall anchored by a BP gas station and U-Haul business that are currently operating, but available for lease. This 4,000 SF building is currently configured as a convenience store with additional unoccupied end cap space, which would be a great location for a retail or service business situated next to a thriving business with a loyal customer base.

Great Retail Space Opportunity!



High visibility with traffic counts of over 24,000 cars daily and easy access from a controlled intersection on Highway 10. Desirable ingress/egress for a retail space located on the west side of Elk River, near the Sherburne County Government Center, medical clinic, Orono Beach, county fairgrounds and the YMCA.

Scheduled updates for Fall 2011 include: a new roof, lighting, paint and glass panels. Don't miss the opportunity to position your business in a high traffic location to build your customer base. Make this premier location your own!

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**13374 Hwy 10
Elk River, MN**

Site Data

**End Cap
Retail Space**



Centralized Commercial and Residential Neighborhood.

Neighbored by a Holiday Station, Subway and other well-known retail businesses as well as production, distribution, manufacturing, government and medical facilities enhancing daytime population. Close to Big Lake and the Northstar Commuter Rail.

Lease Terms:	\$12.00-\$15.00 PSF NNN \$8.13 / SF — Estimated Taxes & CAM	
Location:	13374 Hwy 10, Elk River, MN 55330	
PID Number:	751322426	
2010 Total Tax:	\$17,054.00	
Legal Description:	Lengthy	
Zoning:	Business / Commercial	
Topography:	Parking Lot, Sidewalk, Level	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Foundation Size:	4,000 SF	
Available SF:	1,038 SF	
Acres:	1.8	
Building Type:	Block	
Year Built:	1960	
Parking:	20+	
Occupied:	Partial	Currently an operating Gas Station and Convenience Store
Neighboring:	Commercial and some residential	
General:	High traffic commercial location!	

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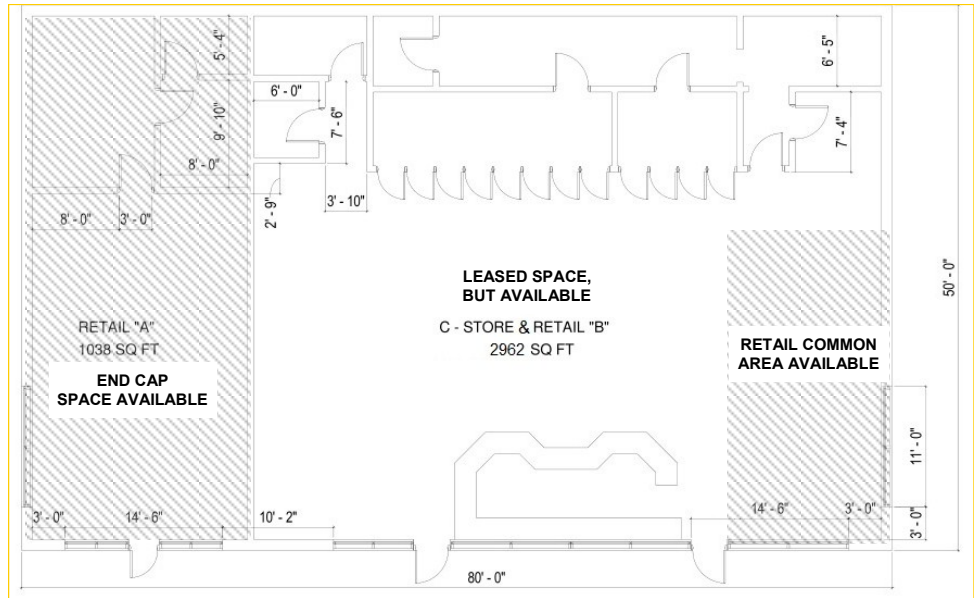
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Floor Plan



Building features and amenities include:

- 4,000 SF Total — 1,038 SF (Retail A) 2,962 SF (C-Store & Retail B)
- Private back offices or inventory storage areas
- Common area retail space within convenience store
- Neighbored by residential homes, commercial and retail businesses
- Clean, private restrooms located inside
- Convenient customer access
- Parking lot located in front of the building
- Located in a busy commercial area along a commuter corridor
- High visibility and easy access to Highway 10



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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Last Updated: Wednesday, November 16, 2011

Suite	SF	Availability	Base Rent (NNN)	Estimated Taxes & CAM	Monthly TOTAL
Retail "A" End Cap	1,038	Available	\$12.00 / SF	\$8.13 / SF	\$1,741.06
C-Store & Retail "B"	2,962	Currently Leased, but Available	\$15.00 / SF	\$8.13 / SF	\$5,708.74

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55330 Demographics



Community-at-a-Glance

County Seat:

Sherburne

Population:

26,514

Median Age:

32.7

Average Family Size:

3.29

Median Single Family

Home Value:

\$142,100

Median Household Income:

\$58,869

Commute Time (minutes):

27.7

General Characteristics	Number	Percentage
Total population	26,514	—
<i>Male</i>	13,428	50.6
<i>Female</i>	13,086	49.4
Median age (years)	32.7	—
<i>Under 5 years</i>	2,118	8.0
<i>18 years and over</i>	18,156	68.5
<i>65 years and over</i>	1,792	6.8
Average household size	2.94	—
Average family size	3.29	—
Total housing units	9,119	—
Social Characteristics	Number	Percentage
Population 25 years and over	16,009	—
<i>HS graduate or higher</i>	14,430	90.1
<i>Bachelor's degree or higher</i>	3,118	19.5
Male, now married	6,371	64.6
Female, now married	6,261	64.5
Economic Characteristics	Number	Percentage
In labor force	14,696	77.2
Mean travel time to work (minutes)	27.7	—
Median household income (dollars)	58,863	—
Median family income (dollars)	63,636	—
Per capita income (dollars)	21,684	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,234	—
<i>Median value (dollars)</i>	142,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

*2000 US Census Data

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