

FOR LEASE



OFFERING SUMMARY

Lease Rate: 10.00 SF/yr (MG)

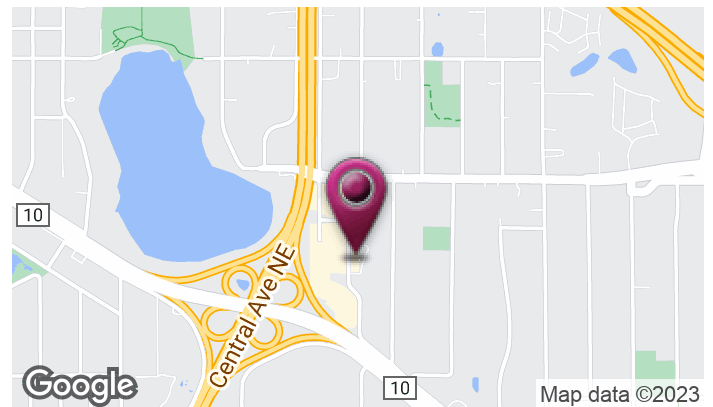
Lot Size: 0.79 Acres

Year Built: 1967

Building Size: 18,800 SF

Renovated: 2021

Zoning: I-1



- Near Central Ave NE, Hwy 65, Hwy 10, 35W, and 694
- Close proximity to Fridley, Blaine, and Mounds View
- Retail, showroom, storage spaces available
- Overhead loading doors in the rear
- Free off-street parking available
- Signage options available

JGM PROPERTIES

1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL

612.290.1037

elir@jgmproperties.com

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PROPERTY DESCRIPTION

This strip center offers retail and showroom frontage with warehouse and storage options in the rear of the building with grade level overhead doors for easy loading.

The units range in size from 1,000 – 4,000 square feet, in some cases adjacent units can be combined to result in larger options in the 8,000+ square foot size range.

As with many of our properties, the fact that we have a variety of different spaces in the building means that we are able to offer you many size, combination, or configurations for your business.

LOCATION DESCRIPTION

Located on Center Drive this property has easy access to Central Ave NE, Hwy 65 and Hwy 10.

It's also very close to 35W and 694, making it easily accessible for your customers, clients, and employees.

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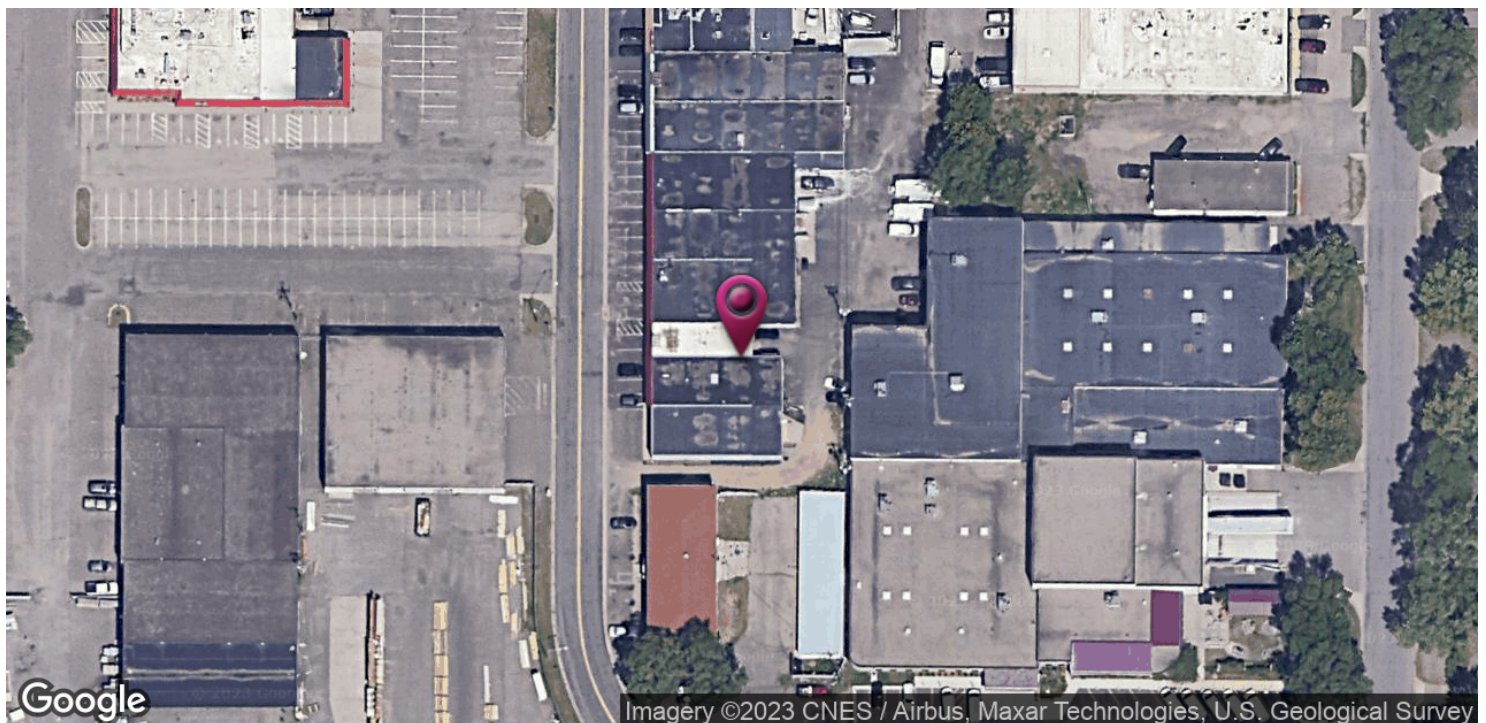
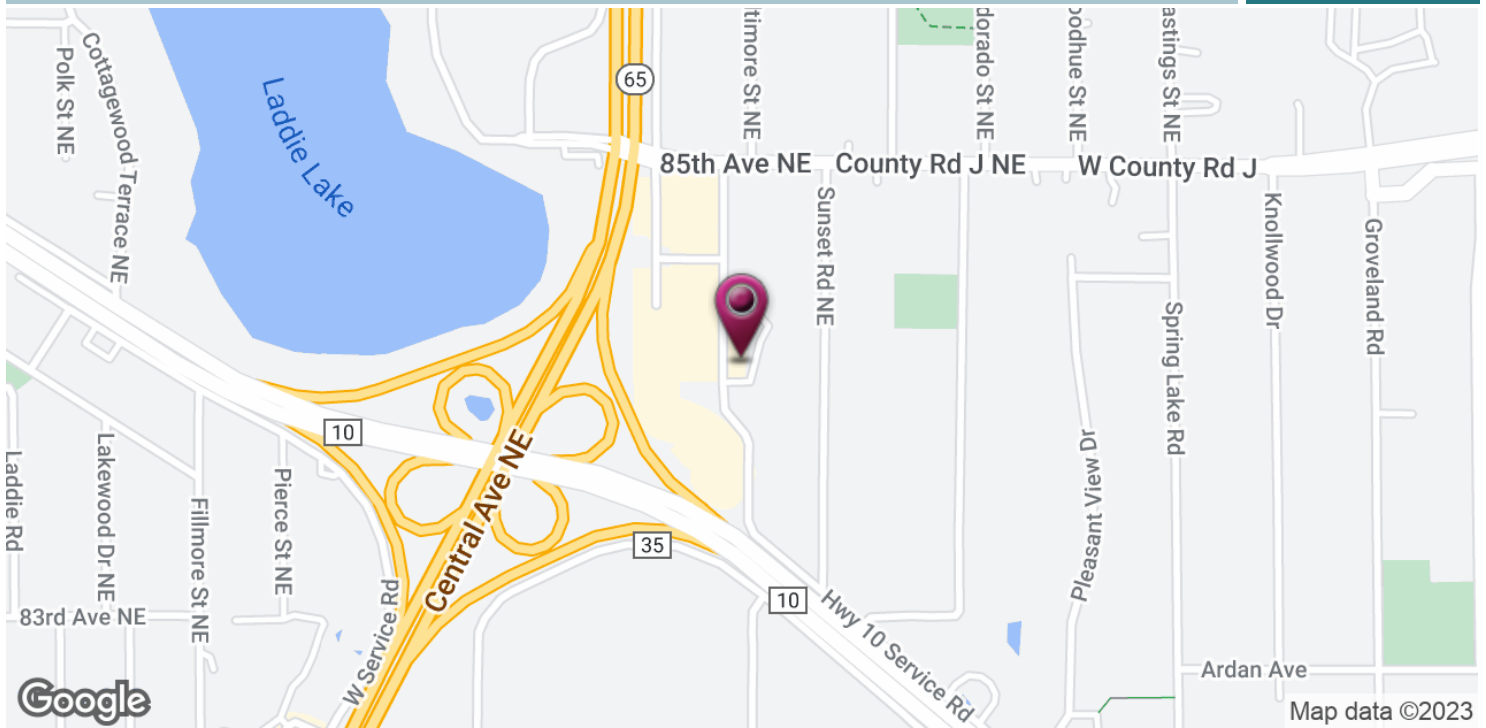
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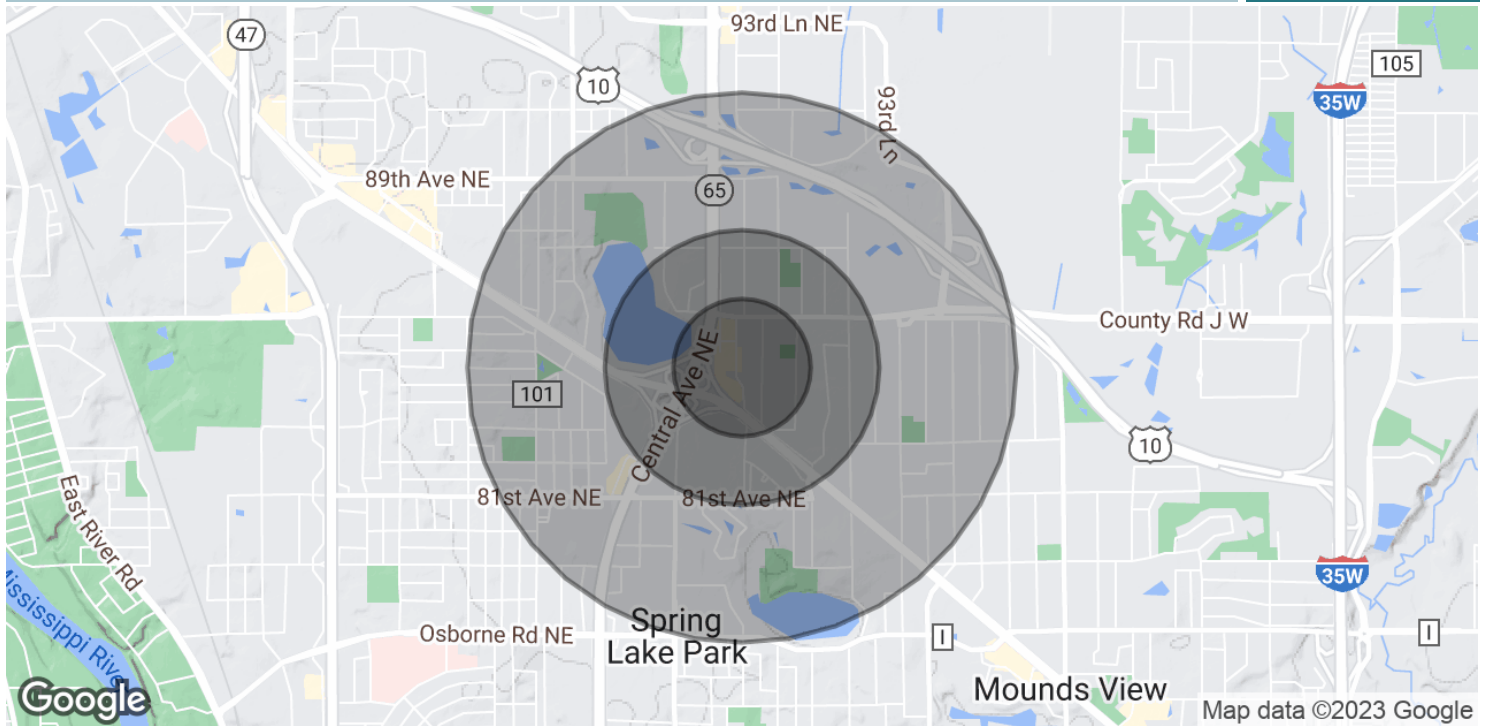
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	502	1,663	6,535
Average Age	40.6	41.8	42.6
Average Age (Male)	38.3	40.3	41.3
Average Age (Female)	41.6	42.4	43.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	201	668	2,654
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,350	\$77,605	\$82,143
Average House Value	\$188,724	\$204,230	\$211,882

* Demographic data derived from 2020 ACS - US Census

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