

RAMSEY COMMONS

Highway 10 & Armstrong Boulevard | Ramsey, MN 55303

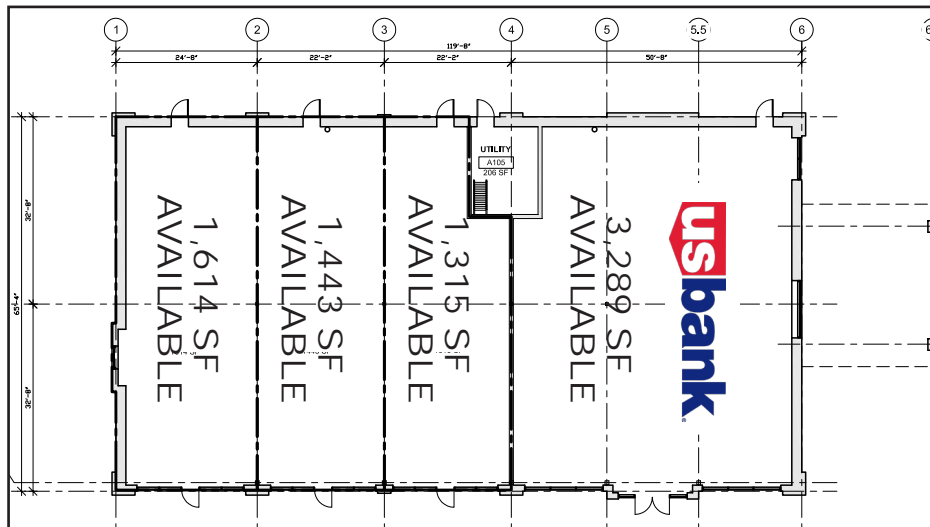


SALE/LEASE OPPORTUNITIES

HJ Development is marketing Ramsey Commons, a multi-tenant strip center located at the signalized intersection of Highway 10 & Armstrong Boulevard. Constructed in 2009, the 7,661 SF building is easily accessible and sits within a rapidly growing commercial & residential neighborhood. Pylon signage, visible to 36,000 vehicles per day, is available. Ramsey Commons is an ideal location for a wide variety of uses. For more information or to schedule a property tour please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	1,992	16,135	59,430
Daytime Population:	955	7,689	29,752
Households:	751	5,693	21,440
Average HH Income:	\$100,353	\$108,373	\$101,677



CURRENTLY AVAILABLE

LEASE OPPORTUNITIES:

- Up to 7,661 Contiguous SF; Divisible to 1,315 SF
- First Generation Retail Space & Drive-Thru End-Cap Available
- Pylon & Monument Signs Available for Tenant Use
- Negotiable Rates & TI's
- Immediate Occupancy Available
- Located Near Light Rail Stop
- Ideal Location for a Variety of Retail, Restaurant, Medical & Office Uses

SALE OPPORTUNITY:

- \$1,300,000 Asking Price
- Call for Details

CONTACT INFORMATION

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