



FREESTANDING RETAIL FOR LEASE

600

COUNTY RD 10 NE

BLAINE, MINNESOTA 55434

±15,080

SF AVAILABLE

22,700

VEHICLES / DAY

High-visibility standalone building
positioned at County Highway 10 and
.Jefferson Street NE

Lease Rate: \$16.00 per square foot, NNN
Tenant responsible for CAM and TAX

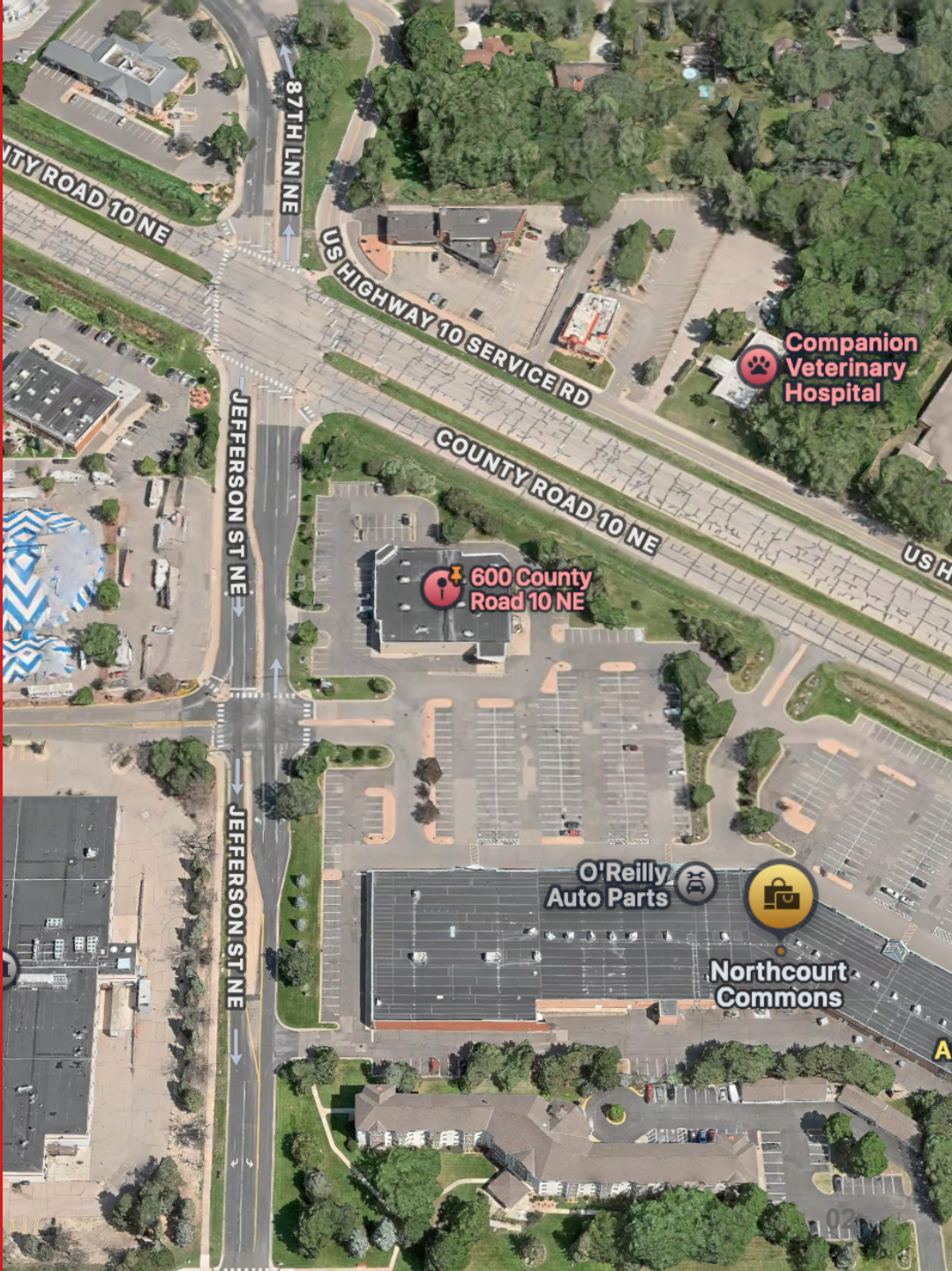


TRADE AREA

A dense customer base surrounds the site

More than 212,000 residents live within five miles, supported by strong .daytime population and household income

TRADE AREA	MILE 1	MILES 3	MILES 5
POPULATION	7,251	71,682	212,237
.DAYTIME POP	11,153	58,110	143,139
HOUSEHOLDS	2,955	27,506	79,293
HOUSEHOLD INCOME	\$74,527	\$84,224	\$91,692



VISIBILITY + ACCESS

Built to be seen from County Highway 10

22,700
VEHICLES PER DAY

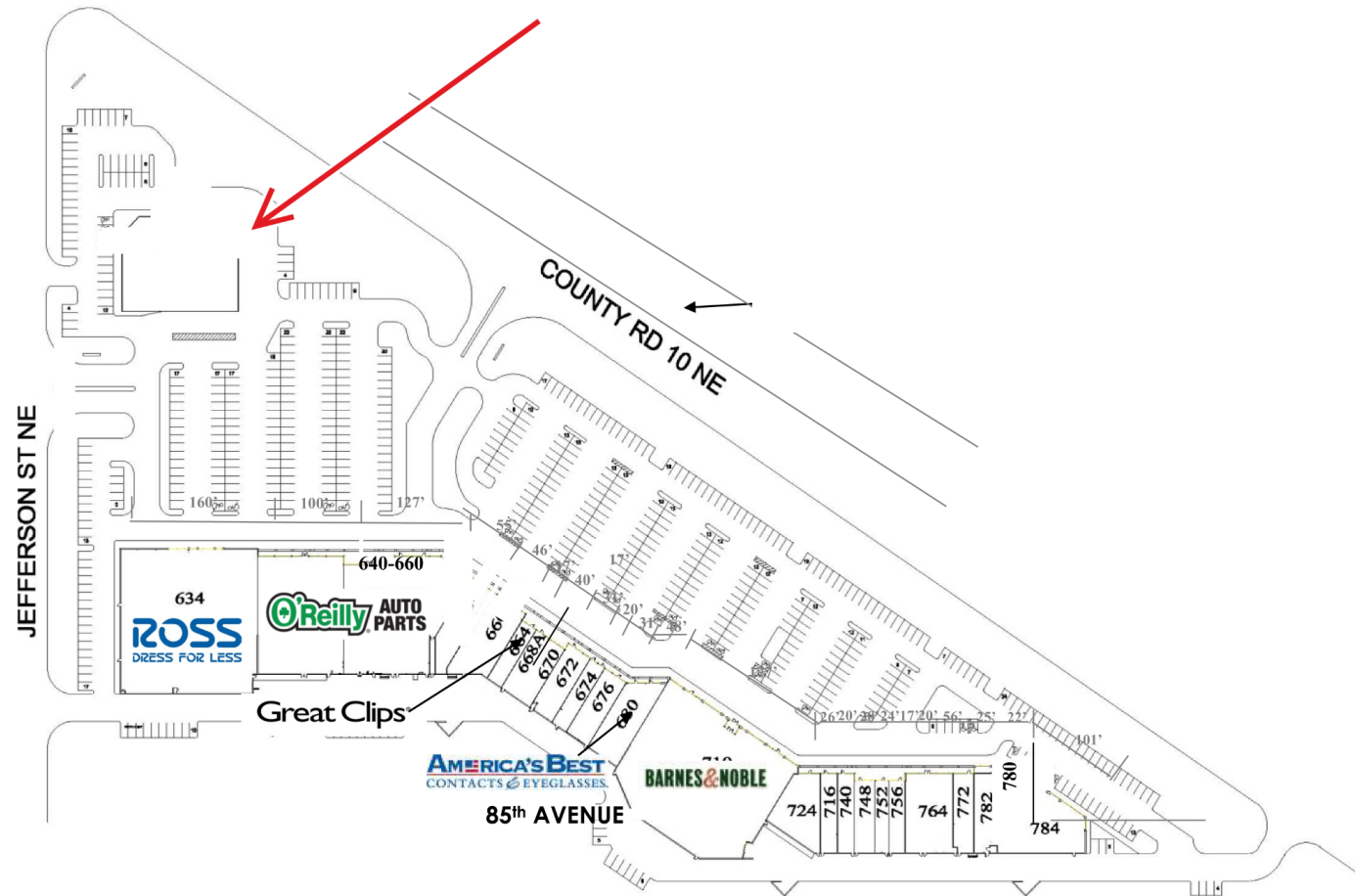
128,954
SF NEIGHBORHOOD CENTER

15,080
SF AVAILABLE

**Anchored by Asia Village, Northtown
Mall, Target, Cub Foods & Home Depot**

Established retail draw + direct corridor exposure

Standalone Building



600

COUNTY ROAD 10 NE

SF ±15,080

Available for lease

CORNER ACCESS
County Road 10 NE +
Jefferson St NE

On-site brands include Ross,
O'Reilly Auto Parts, Great
Clips, America's Best and
Barnes & Noble

Retail Area





LEASING CONTACT

Schedule a property tour

FADY QUMSEYA

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Ariel video

Property photos

NORTHSTAR REAL ESTATE ASSOCIATES

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