

## 38500 Tanger Dr. North Branch, MN 55056



- Office/Retail Mall North Branch
- Hwy 35 Visibility
- A variety of suite sizes to meet every need
- Suites from 2450 SF – 43,000 SF
- Lease Rate \$9.00 psf NNN for most suites
- 2026 CAM/Tax Rate \$4.77 psf

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

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[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Bryce Thompson**  
COMMERCIAL AGENT

612-355-0751 direct 763.689.0349 office  
[brycethompson@ricproperty.com](mailto:brycethompson@ricproperty.com)

## Local Retail



Contact:

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COMMERCIAL AGENT

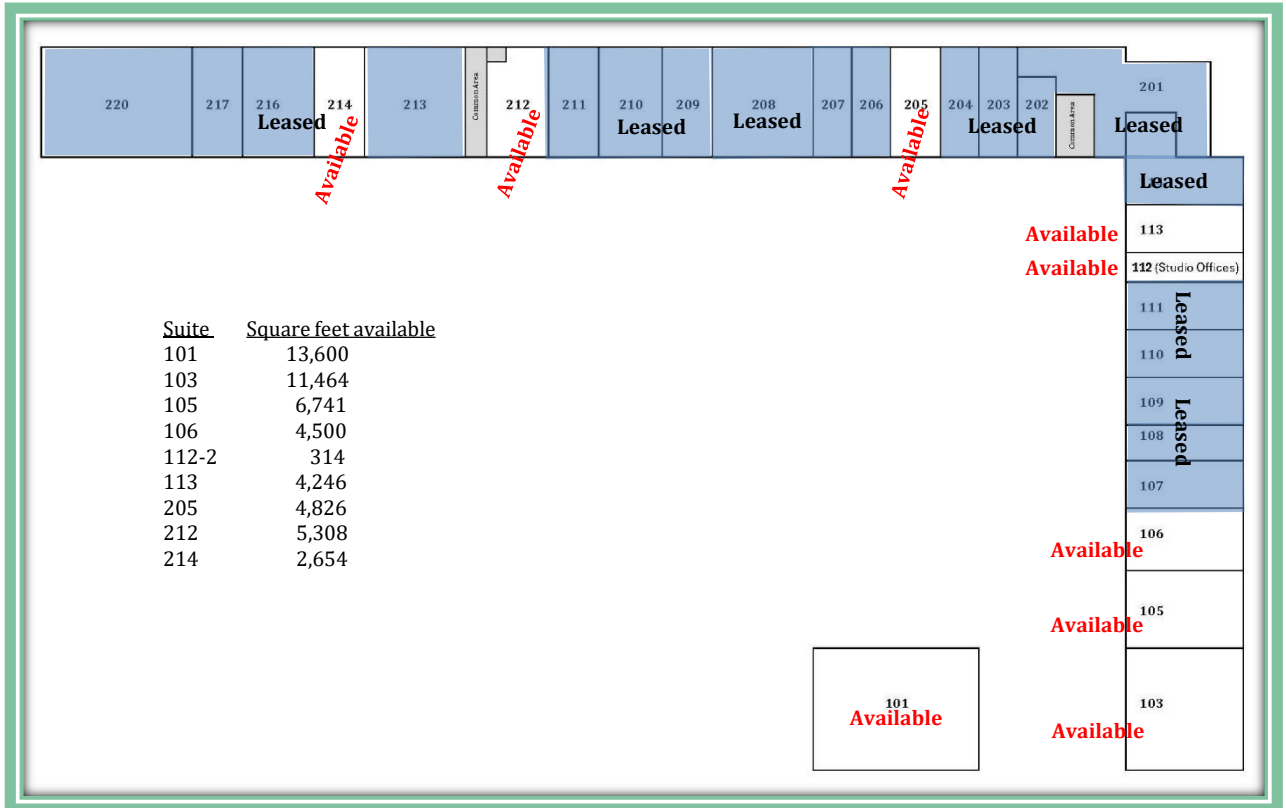
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## Mall Layout



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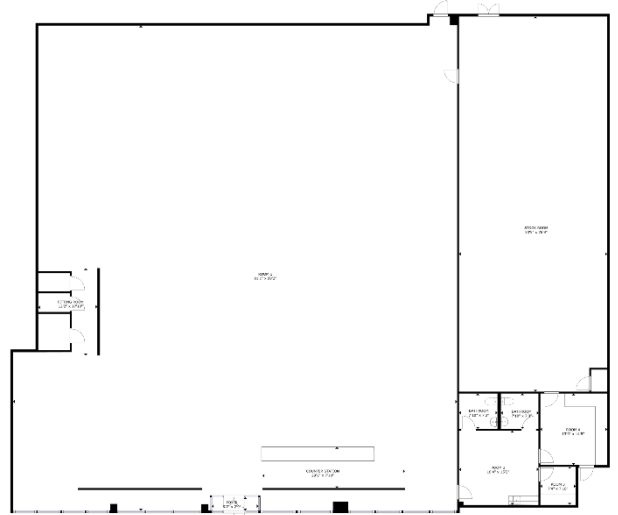
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**Suite 101**  
**13,600 SF**  
**Lease Rate Negotiable**



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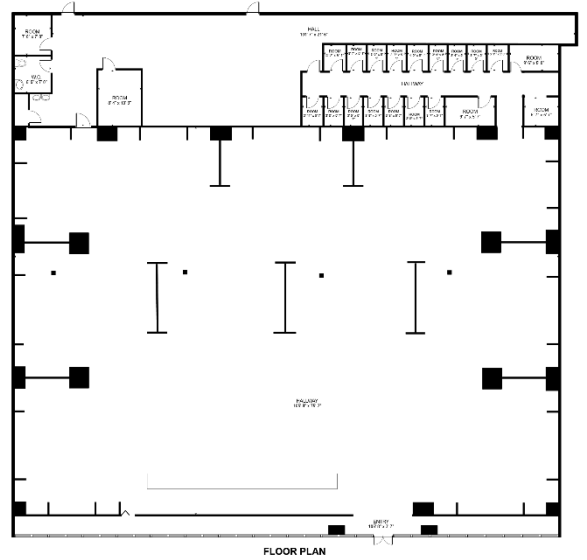
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**Suite 103**  
**11,464 SF**  
**Lease Rate Negotiable**



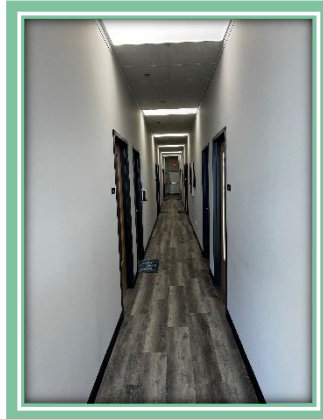
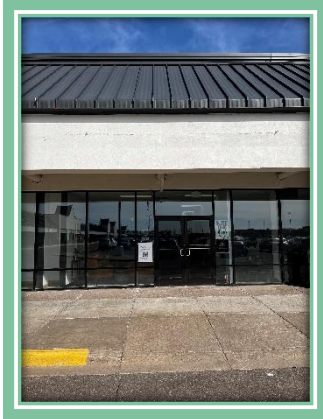
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## Suite 112 Professional Suites Complex

- 4 Studio-Suites Available
- Private and Locking
- Shared Waiting Area
- Shared Meeting Room
- Shared Kitchen & Bathroom
- Lease Rate - \$650 - \$850 per month
- Gross Lease



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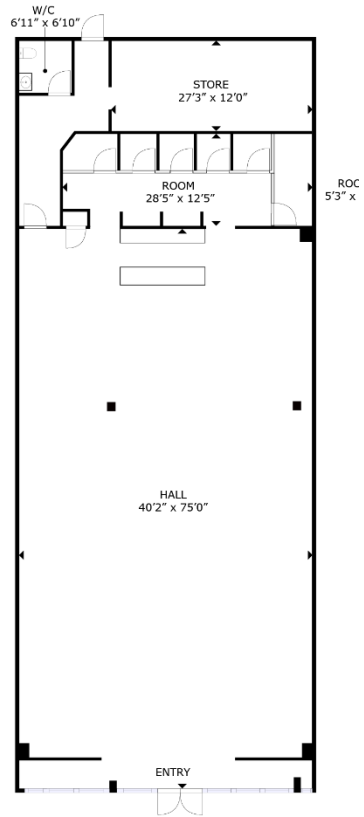
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**Suite 113**  
**4246 SF**  
**Lease Rate \$9 NNN**



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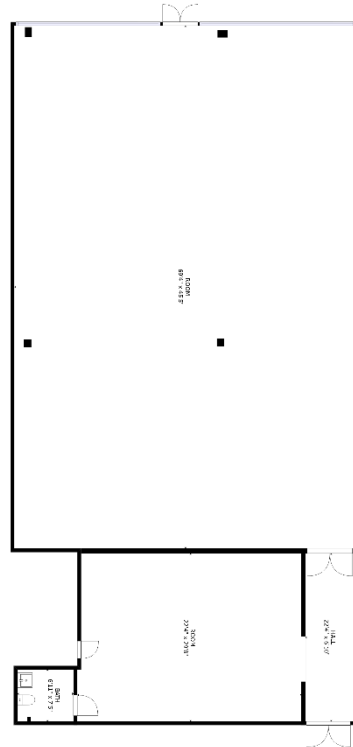
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**Suite 205**  
**4826 SF**  
**Lease Rate \$9 NNN**



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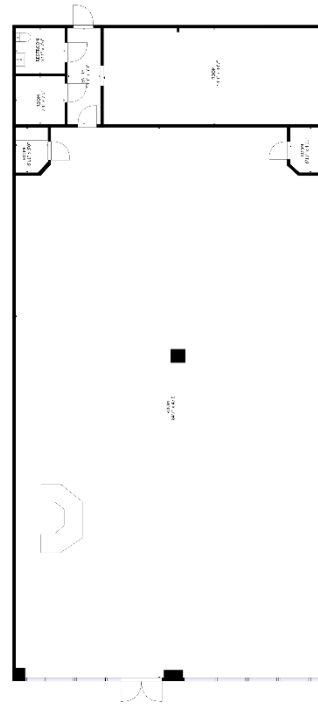
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**Suite 209**  
**4898 SF**  
**Lease Rate \$9 NNN**



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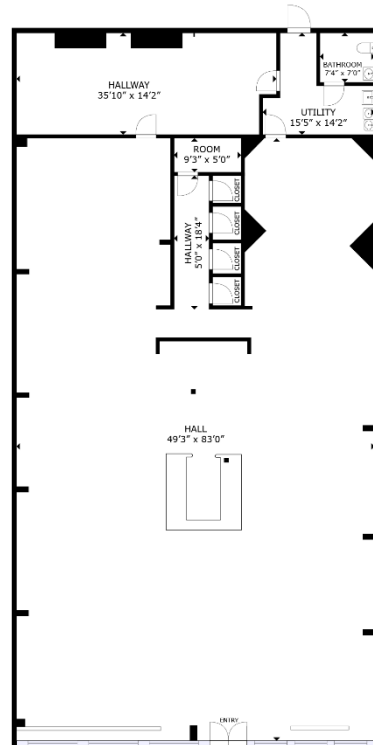
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**Suite 212**  
**5308 SF**  
**Lease Rate \$9 NNN**



FLOOR PLAN



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**Suite 214**  
**2654SF**  
**Lease Rate \$9 NNN**



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8255	11,463	13,295
MEDIAN HH INCOME	\$49,209	\$51,015	\$51,682
AVERAGE HH INCOME	\$59,434	\$61,025	\$60,726

**TRAFFIC COUNTS**

35W AND HWY 95	35,000 CPD
TANGER DR. AND STANLEY K TANGER BLVD	5,959 CPD
TANGER DR. AND 386 ST S	3,887 CPD

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