





FOR LEASE

6505 WARE ROAD,
LINO LAKES, MN 55014



2,160 SF End Cap Retail Space

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ADDRESS

6505 Ware Road
Lino Lakes, MN 55014



PROPERTY DETAILS

- Space Available: 2,160 SF
- Zoning: GB- General Business
- Lease Rate: Negotiable
- CAM/Tax/Ins: \$13.93
- Year Built: 2004
- Parking: 20+ spaces



AVAILABILITY

- Available Immediately
- Prominent Signage Available
- Low Retail Competition in the Area
- Easy Access to I-35W and I-35E
- Densely Populated Area
- Strong Demographics to Include High Disposable Income
- High Commuter Exposure




















CENTENNIAL
 MIDDLE SCHOOL
CENTENNIAL SCHOOL DISTRICT 12

EL ZÓCALO
 GRILL & CANTINA
 LINO LAKES


MC'S TAP
 HOUSE
 BURGERS AND BEERS


THE ROOKERY
 RECREATION CENTER


CHOMONIX
 GOLF COURSE


TABERNAACLE
 HOME CARE LLC


Seaplane
 SERVICES INC.
LINO LAKES, MN
SEAPLANE BASE


Love to Grow On




PIZZA T
 Pizza, Hoagies and more!


SUBWAY

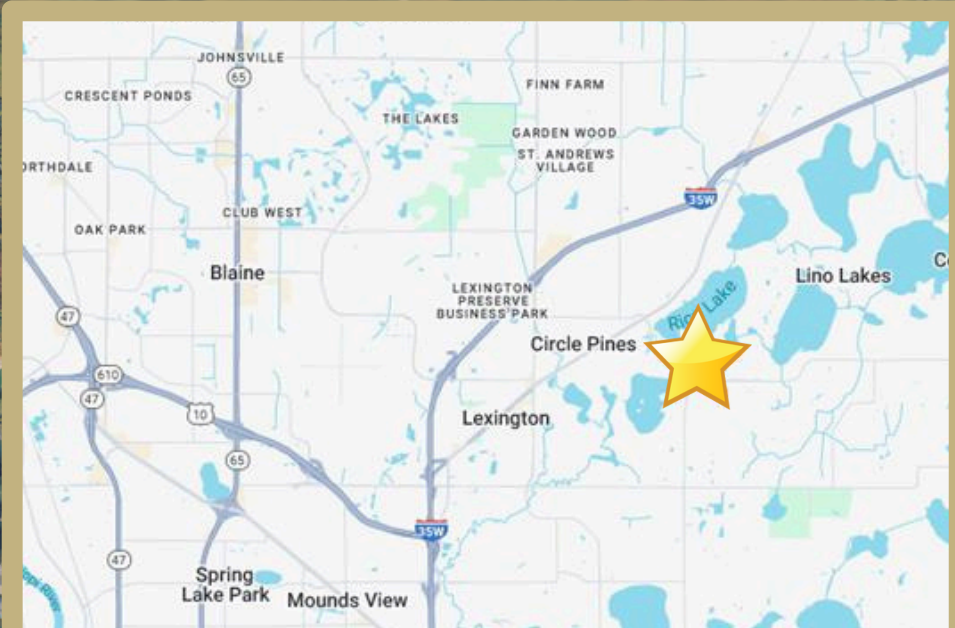
usbank







APITZ
 GARAGE, INC.



ZONING INFORMATION

PUD: General Business District

(1) Purpose. The purpose of the GB, General Business District is to provide for the establishment of a wide variety of business uses including retail, service, and semi-industrial uses. The district may contain businesses which tend to serve other business and industry as well as those catering to shoppers' needs. Land to be zoned GB shall be served with public sanitary sewer and water and shall be in a commercial land use category according to the comprehensive plan.

(2) Lot and yard requirements.

(a) Minimum lot size.

1. Sewered lot. 20,000 square feet.
2. Unsewered lot. 10 acres in compliance with applicable provisions of § 1007.042.

(b) Minimum lot width. 100 feet.

(3) Permitted uses. The following are permitted uses in the GB District:

- (a) Adult use - principal and accessory.
- (b) Commercial greenhouses and nurseries.
- (c) Hospitality business.
- (d) Liquor sales, on and off sale.
- (e) Office business - clinical.
- (f) Office business - general.
- (g) Personal services (subject to any licensing requirements of city code, county or state).
- (h) Recreational business contained entirely within the principal building.
- (i) Restaurants and brew pubs.
- (j) Microdistilleries.
- (k) Small brewer.
- (l) Winery.
- (m) Retail business.
- (n) Service business - off-site.
- (o) Service business - on-site.
- (p) Specialty schools such as music, dance, gymnastics, or business/trade schools.
- (q) Theaters.
- (r) Community gardens operated by the city.

(4) Accessory uses. The following are permitted accessory uses in the GB District:

- (a) Accessory buildings and structures in compliance with § 1007.044.
- (b) Brewer taproom accessory to a small brewer.
- (c) Drive-through service facilities:

1. At least 120 feet of segregated passenger motor vehicle stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum passenger motor vehicle stacking may be reduced to 60 feet per lane.

2. The stacking lane and its access must be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.

3. No part of the public street or boulevard may be used for stacking of passenger motor vehicles or motorcycles.

4. The stacking lane, order board intercom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.

5. The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.

6. A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with § 1007.046.

(d) Fences in compliance with § 1007.050.

(e) Off-street loading in compliance with § 1007.053.

(f) Off-street parking in compliance with § 1007.052.

(g) Outside services, sales, and equipment rental accessory to the principal use and limited in area to 25% of the gross floor area of the principal building.

(h) Radio and television receiving antennas, satellite dishes, TVROs three meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with § 1007.062.

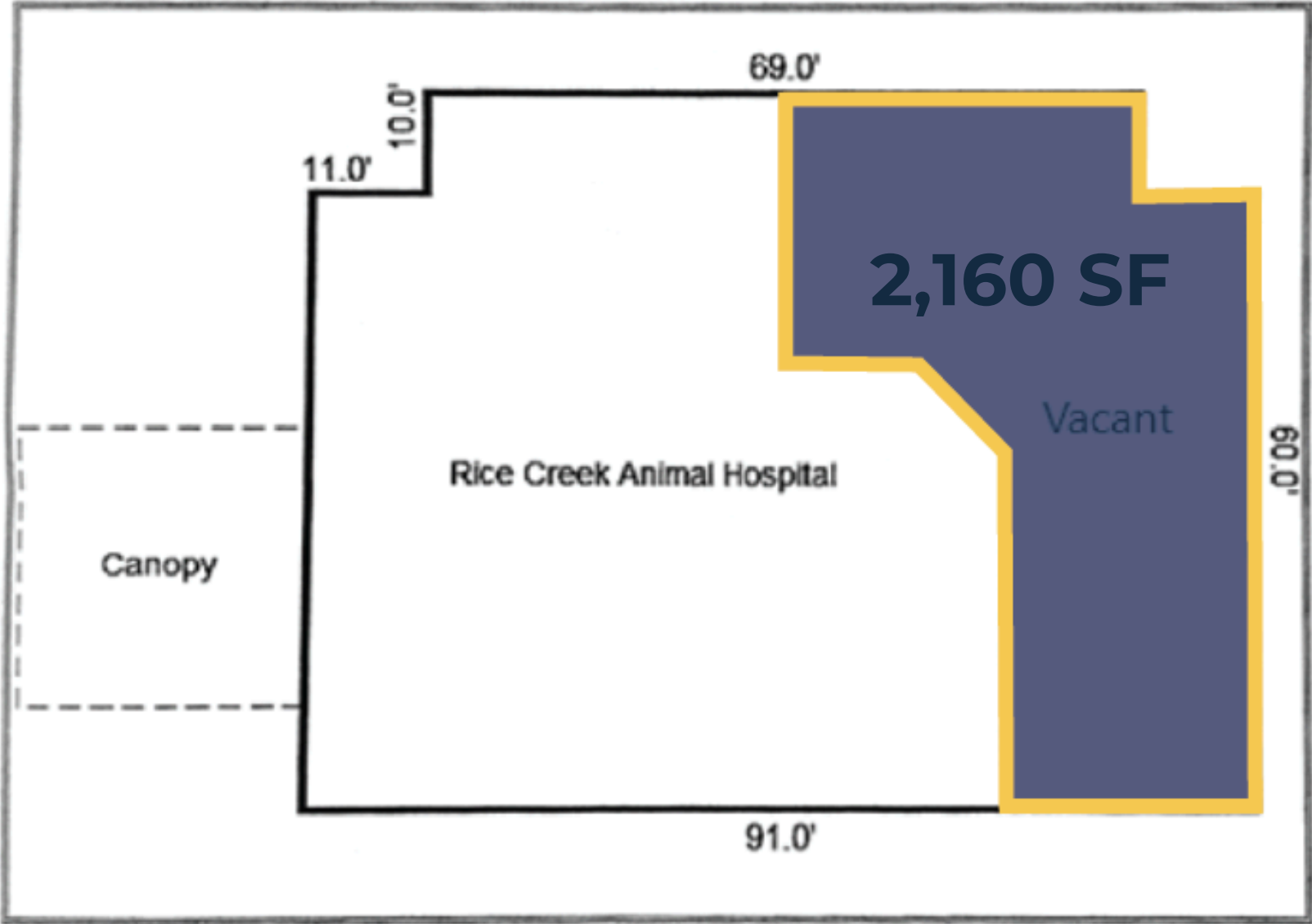
(i) Signs in compliance with City Code Chapter 1010.

(j) Tasting room accessory to a distillery.

(k) Tasting room accessory to a winery.

(l) Home Occupation Level A in compliance with § 1007.056.

AVAILABLE SPACE



Building Sketch

DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 6501-6511 Ware Road, Lino Lakes, MN 55014

CITY, STATE

Lino Lakes, MN

POPULATION

43,180

AVG. HHSIZE

2.75

MEDIAN HH INCOME

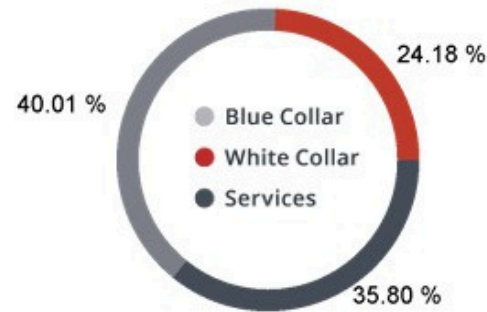
\$88,255

HOME OWNERSHIP

Renters: **1,300**

Owners: **14,027**

EMPLOYMENT



55.79 %
Employed

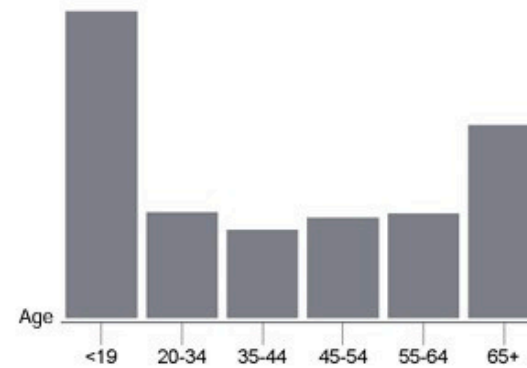
1.13 %
Unemployed

EDUCATION

High School Grad: **25.66 %**
Some College: **25.69 %**
Associates: **8.00 %**
Bachelors: **38.26 %**

GENDER & AGE

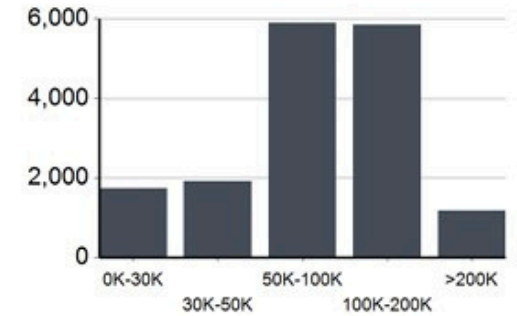
51.41 % 48.59 %



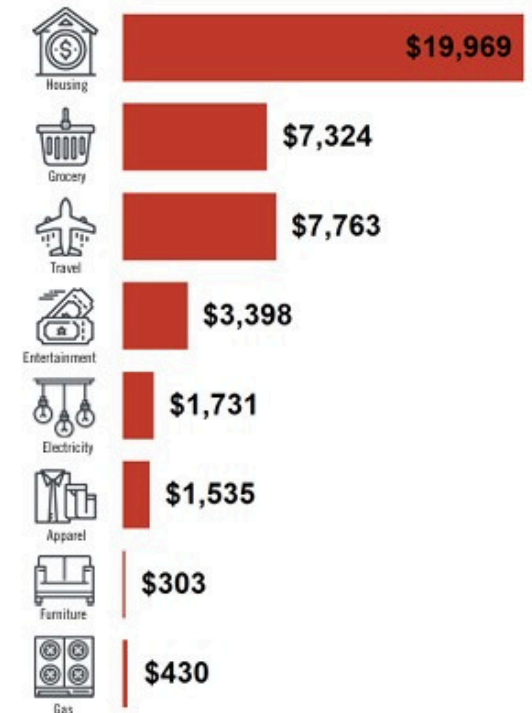
RACE & ETHNICITY

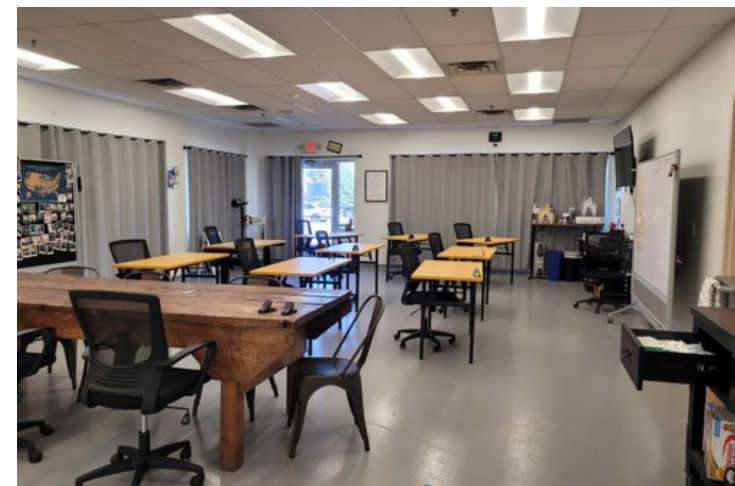
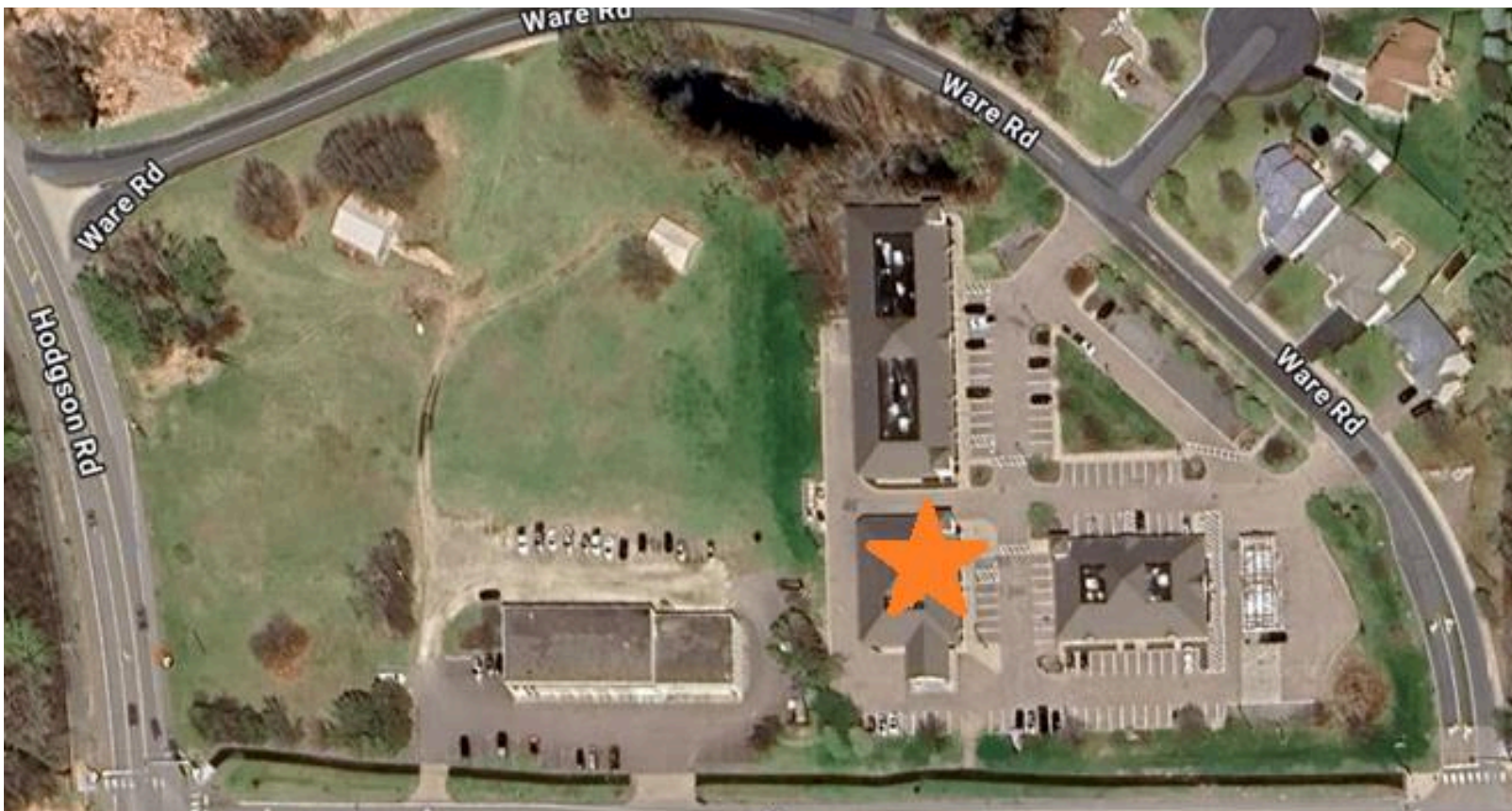
White: **94.72 %**
Asian: **2.54 %**
Native American: **0.00 %**
Pacific Islanders: **0.06 %**
African-American: **0.26 %**
Hispanic: **0.71 %**
Two or More Races: **1.71 %**

INCOME BY HOUSEHOLD



HH SPENDING






Exclusively listed by:



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