

**7771 Lake Dr.
Lino Lakes, MN 55014**



- Suite 2 Available
- 1200 SF
- 4 Offices
- Available Immediately
- CAM & Tax rate \$6.10

Lease Rate \$14 psf NNN

Contact:

Nik Anderson
COMMERCIAL AGENT

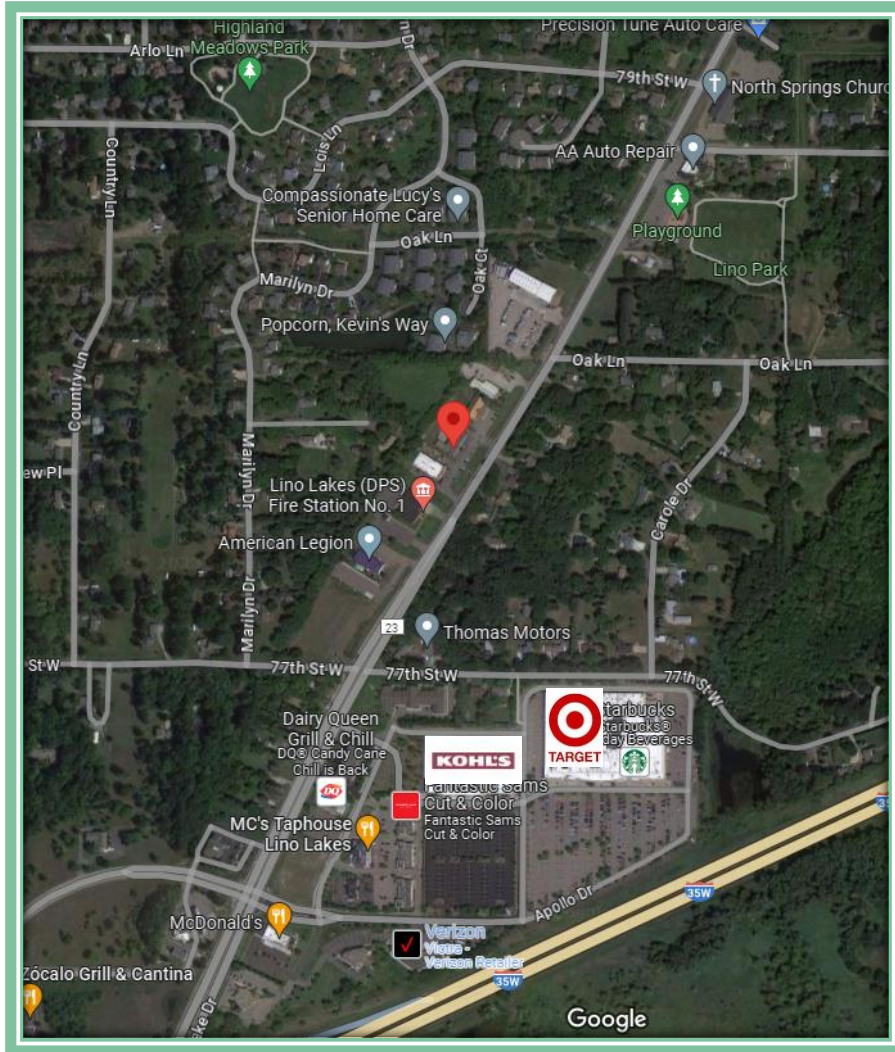
651.497.7222 direct 763.689.0349 office 763.552.5754 fax
Nik@ricproperty.com

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax
Matt@ricproperty.com

Local Retail



Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

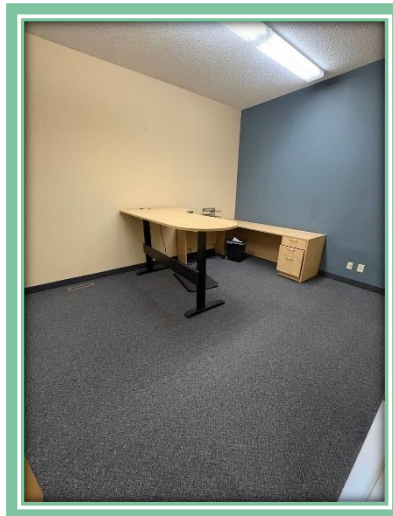
Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Interior Photos



Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	2761	10,567	26,685
MEDIAN HH INCOME	\$92,937	\$89,637	\$93685

TRAFFIC COUNTS

LAKE DR (CO RD 23) AT 7771 LAKE DR	11,101 CARS PER DAY
35W AT LAKE DR	17,312 CARS PER DAY

Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com