



SUNRISE RIVER COMMONS

5300 St. Croix Trail | North Branch, MN 55056

CHRIS SIMMONS | 612.359.1675
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SUNRISE RIVER COMMONS OVERVIEW



SITE INFORMATION

Location: 5300 St. Croix Trail | North Branch, MN



AVAILABILITY

- Lot 1:** Chipotle (open)
- Lot 2:** Starbucks (open)
- Lot 3:** KFC (open)
- Lot 4:** Holiday Stationstore
- Lot 5:** Valvoline
- Lot 6:** 1.24 acres | Tunnel Car Wash/Bank



TRAFFIC COUNTS

St. Croix Trail (MN-95): 22,227 vpd
I-35: 37,500 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,126	10,957	13,317
Daytime Population	1,787	4,303	4,677
Median HH Income	\$64,615	\$82,025	\$83,461
Average HH Income	\$77,624	\$93,383	\$95,653



TRADE AREA TENANTS



FOR MORE INFO CONTACT:

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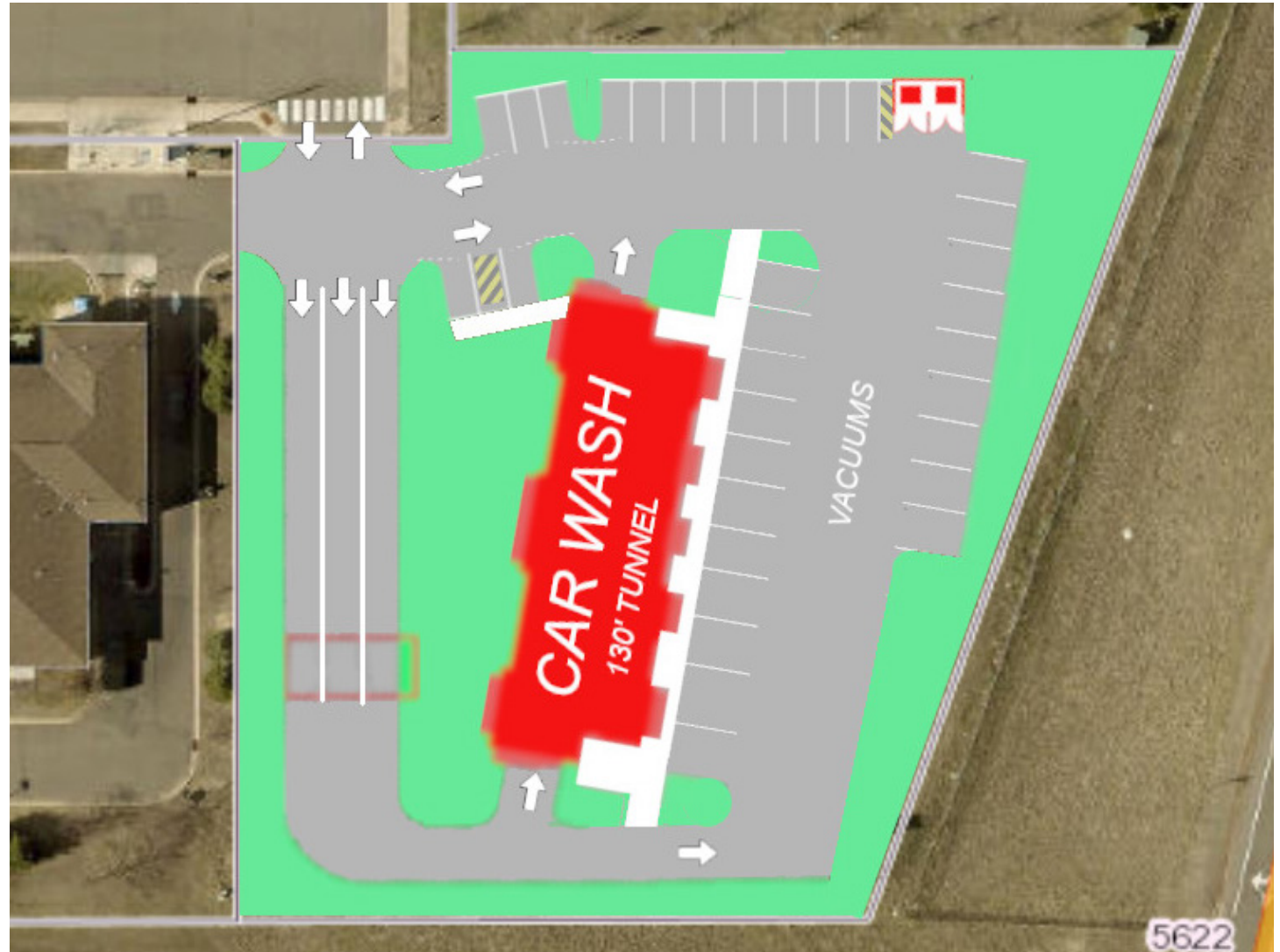
SUNRISE RIVER COMMONS SITE PLAN



AVAILABILITY

Lot 6 | 1.24 acres

SIGNAGE



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TRADE AREA AERIAL



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