

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 \$8.00 psf NNN for most suites
- CAM/Tax Rate \$4.00 psf

Contact:

Nik Anderson
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Nik@ricproperty.com

Contact:

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Local Retail



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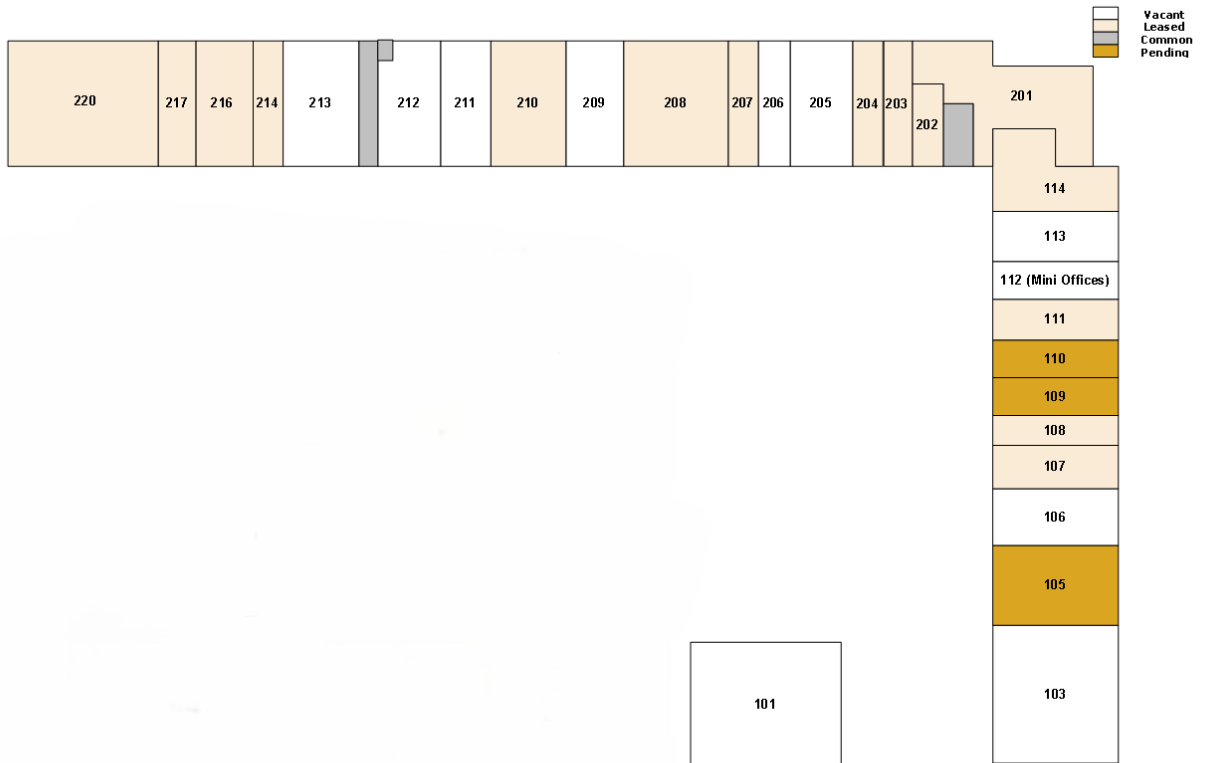
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Mall Layout



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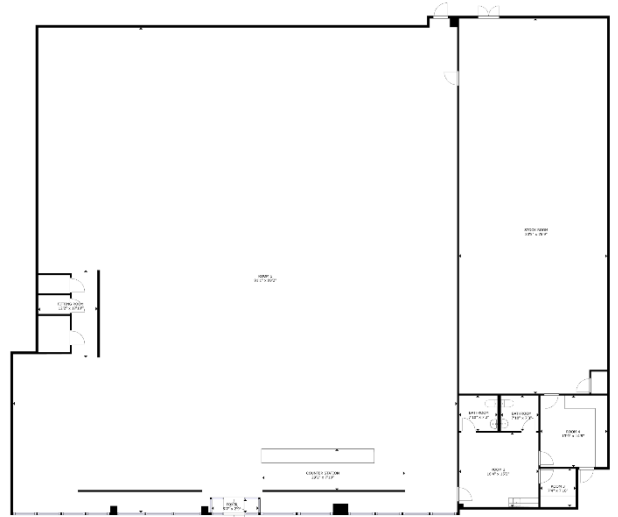
Contact:

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Suite 101
13,600 SF
Lease Rate \$12 NNN



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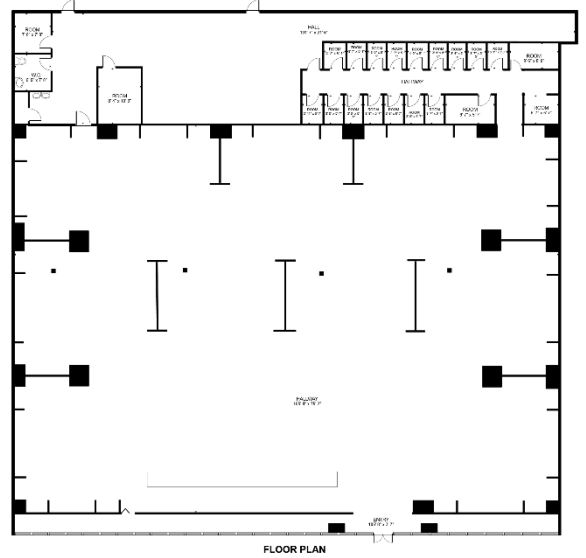
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Suite 103
11,464 SF
Lease Rate Negotiable



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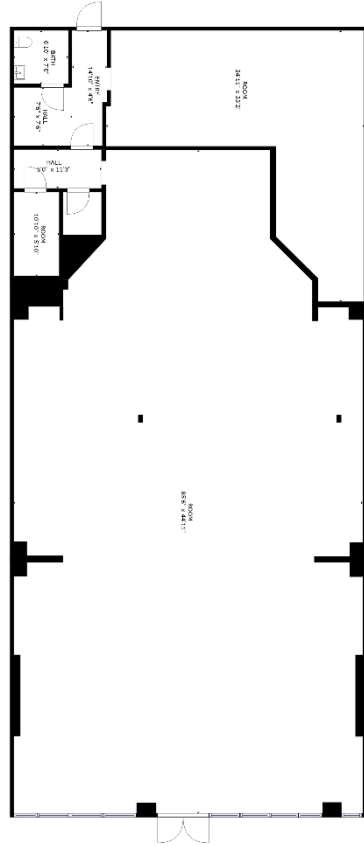
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Suite 106
4500 SF
Lease Rate \$8 NNN



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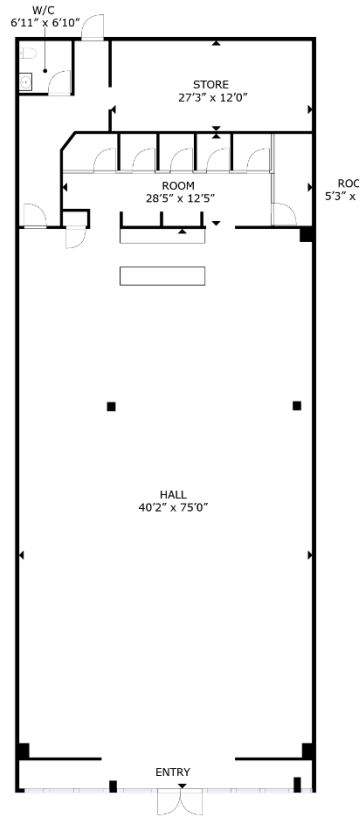
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Suite 113
4246 SF
Lease Rate \$8 NNN



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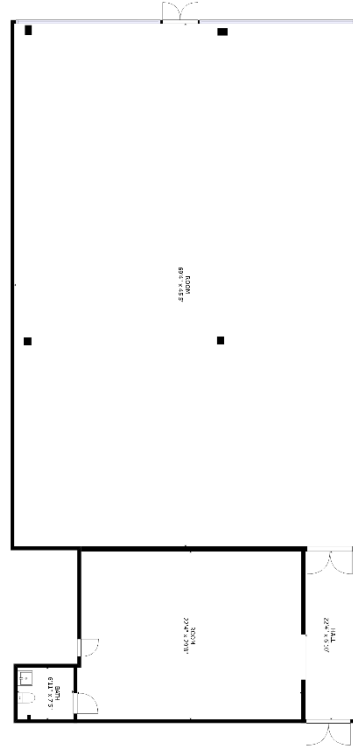
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Suite 205
4826 SF
Lease Rate \$8 NNN



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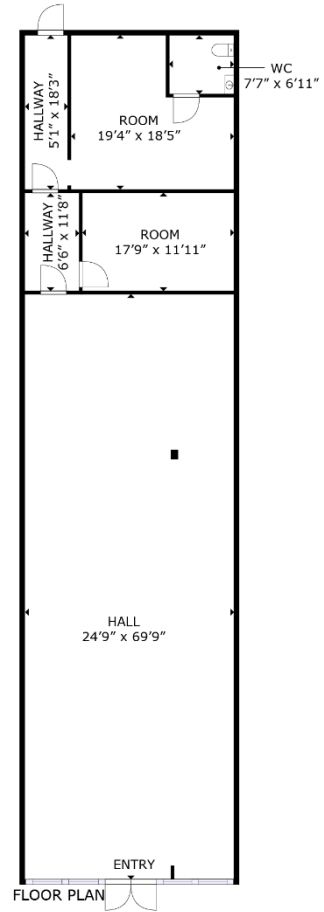
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2654 SF
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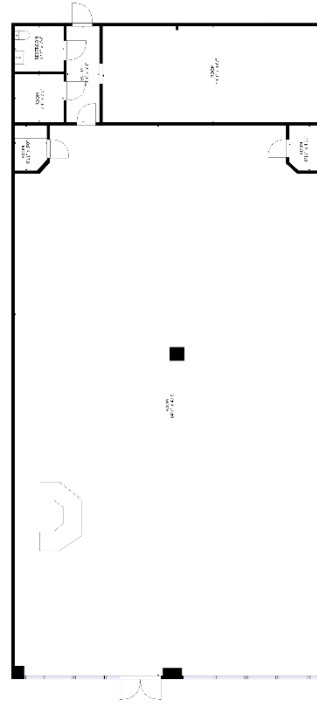
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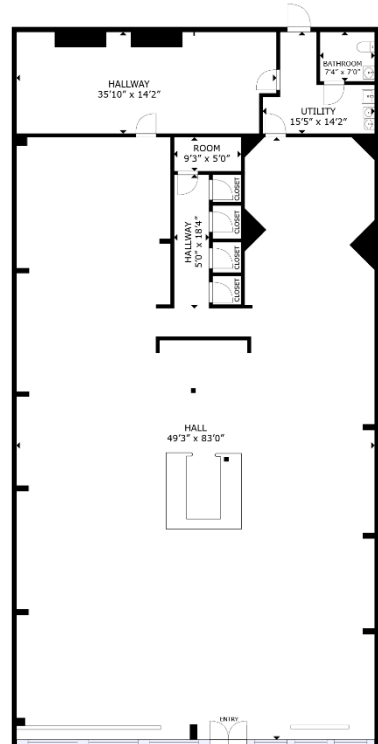
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5308 SF
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FLOOR PLAN



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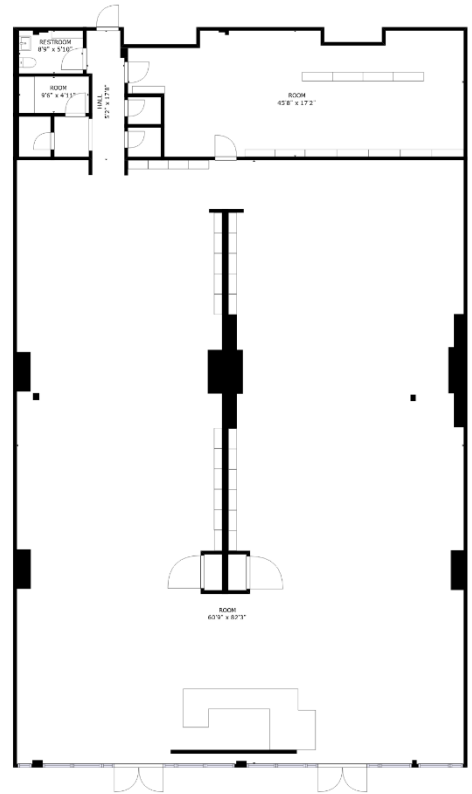
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6369 SF
Lease Rate \$8 NNN



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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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