

# Commercial Land

±12.92 acres (divisible)

Sunwood Dr NW & Rhinestone St NW  
Ramsey, MN 55303

## Ramsey COR Properties



# Ramsey COR

Sunwood Dr NW & Rhinestone St NW | Ramsey, MN 55303



## Property Highlights

- + Development opportunity in COR that is divisible
- + Zoning allows variety of uses including medical office, office, hospitality, retail, entertainment, mixed-use, residential.
- + Quick access to Hwy 10 via Armstrong or Ramsey Blvd
- + Close proximity to retail, parks, schools
- + Strong demographics and available workforce
- + Pro-development and business city



#	PID	Acres	Zoning	Future Zoning	2025 Taxes
1	28-32-25-41-0022	±7.1	COR - 2	BP	\$63,697.32
2	28-32-25-42-0023	±4.81	COR - 1	BP	\$18,729.82
3	28-32-25-42-0022	±1.01	COR - 1	BP	\$21,576.00
<b>TOTAL</b>		<b>±12.92</b>			

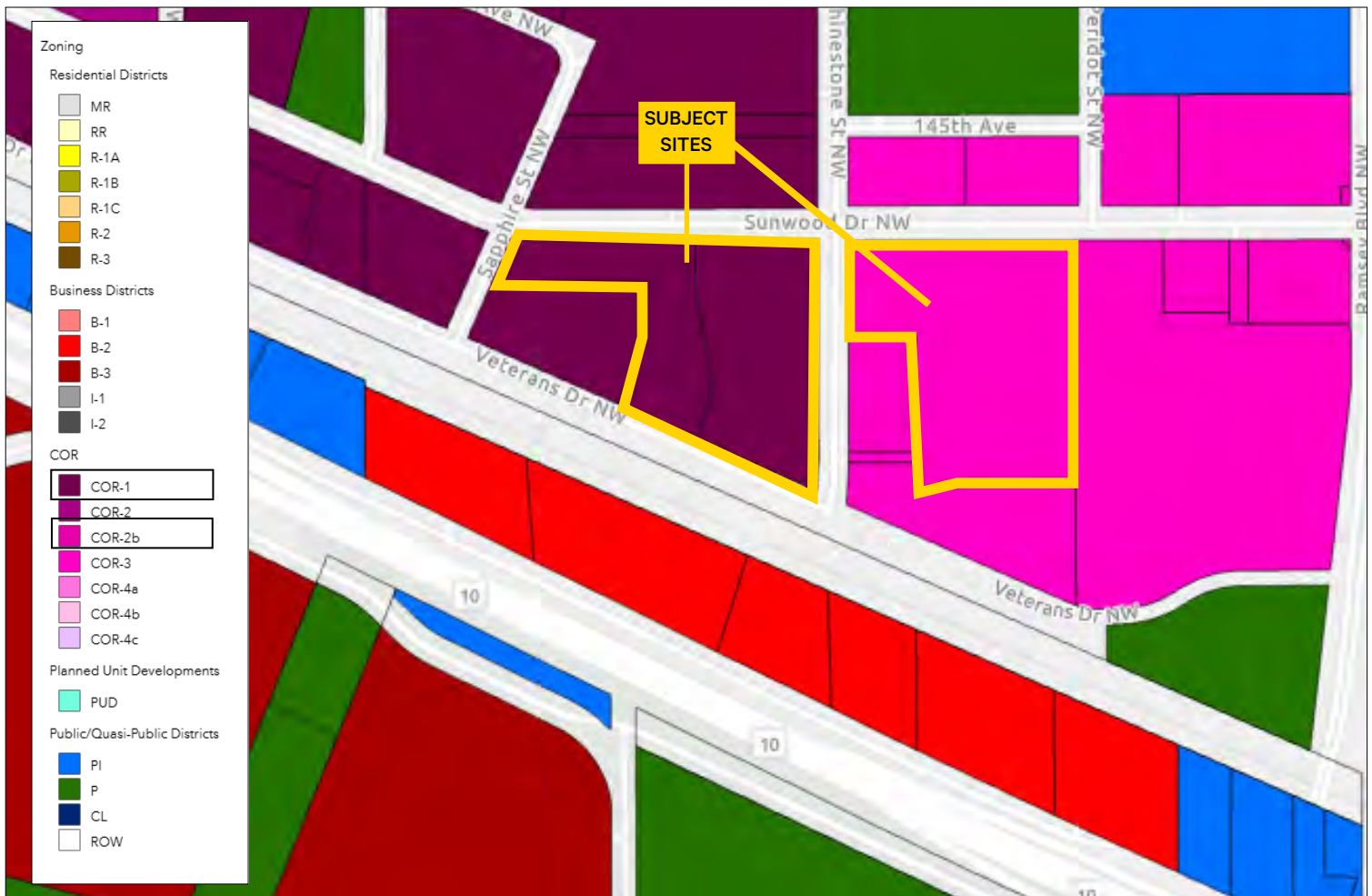
Traffic Counts	
Sunwood Dr NW	4,582 VPD
Ramsey Blvd NW	5,264 VPD
Bunker Lake Blvd NW	3,448 VPD
HWY 10	39,189 VPD
Armstrong Blvd NW	4,932 VPD

# Area Map



10

Mississippi River

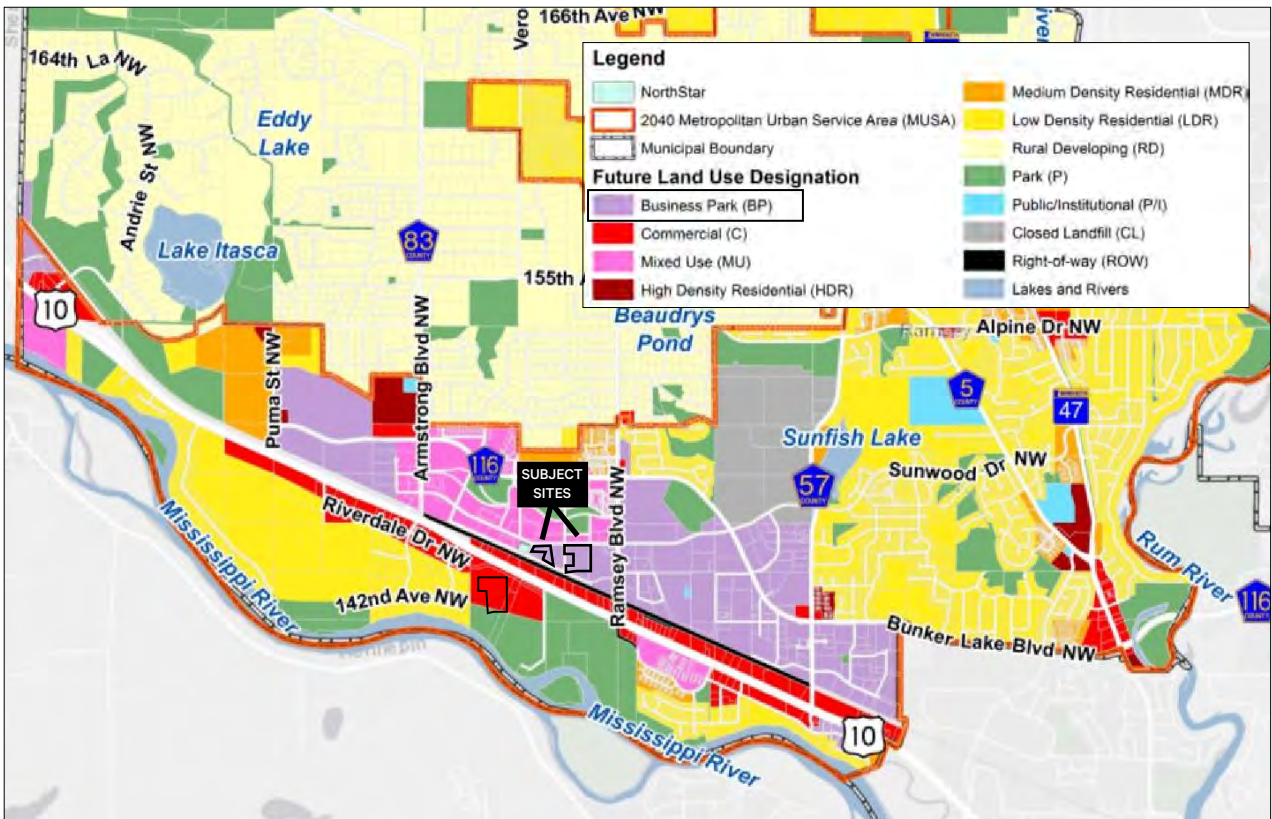


## COR District

Sec. 106-611. - COR. (a)Purpose. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.(b)Application. This district may be applied to properties guided mixed use as shown on the current comprehensive plan.(c)The COR subdistrict definition. The COR district consists of four subdistricts that define the type and intensity of land use.

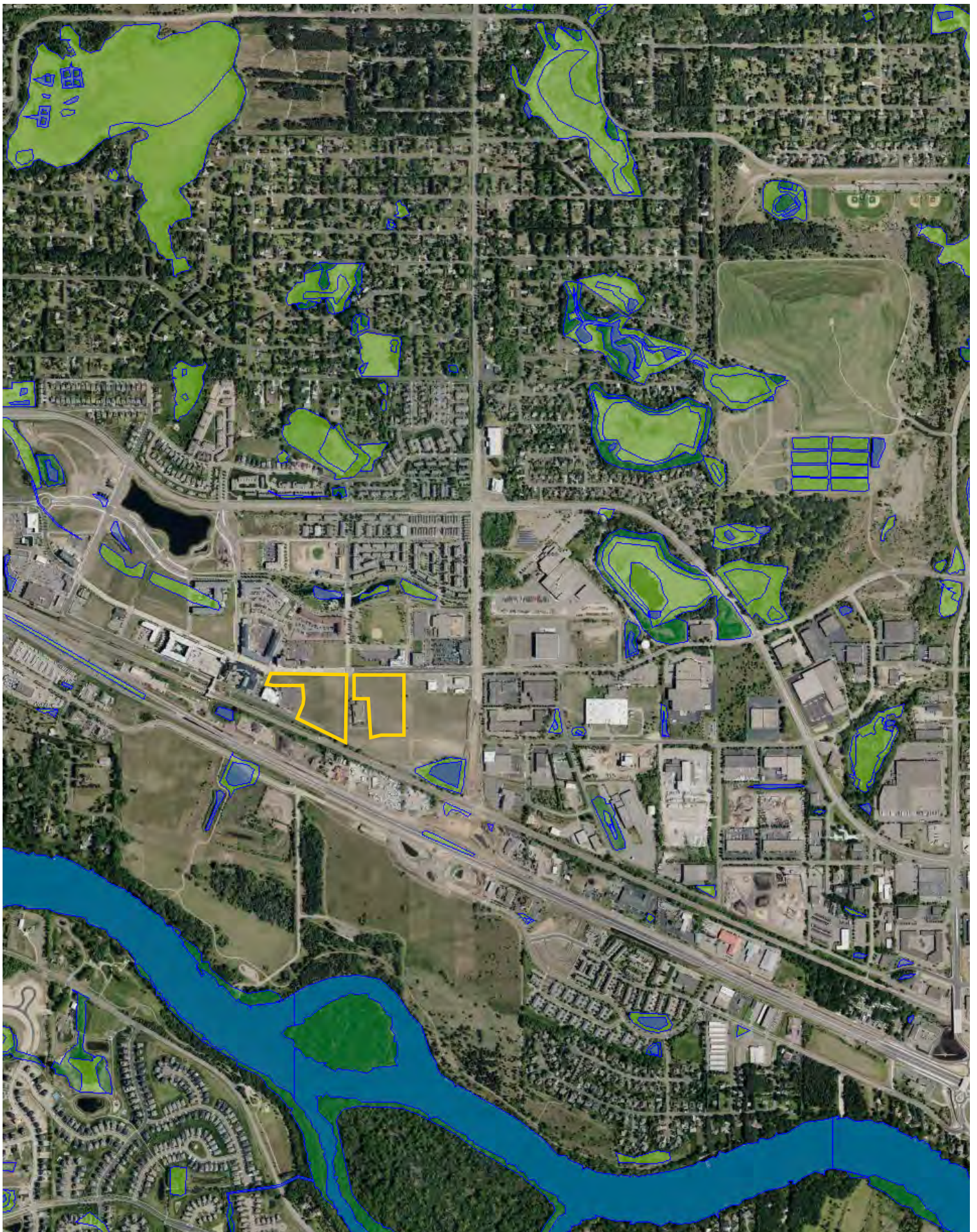
(1)COR-1 mixed-use core subdistrict. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station. The broadest variety and highest intensity of uses, including high density housing and lodging facilities, are encouraged near the station. Vertically-integrated mixed-use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged. This district incorporates the highest architectural and design standards to encourage pedestrian mobility and street activity. In order to contribute to an active pedestrian environment, each block within the COR-1 subdistrict shall include at least two of the following uses: Commercial, office, civic and/or residential use.

(2)COR-2 (COR-2a and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses. Such uses tend to benefit from direct highway access and good visibility, and may have market areas that extend beyond the community. These commercial and auto-oriented uses shall be clustered in compact identifiable areas and not present the look of typical strip suburban development. Buildings shall be designed with a pedestrian orientation and relationship to the primary street that is compatible with the adjacent COR-1 subdistrict. The COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the development. For additional information, select this [link](#).

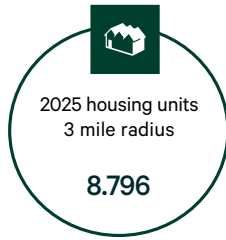
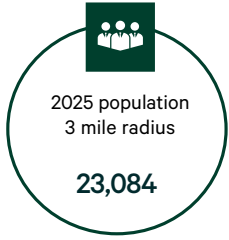


# Business Park (BP)

Area guided Business Park are reserved for office and industrial development.  
For additional information, select this [link](#).



# Demographics

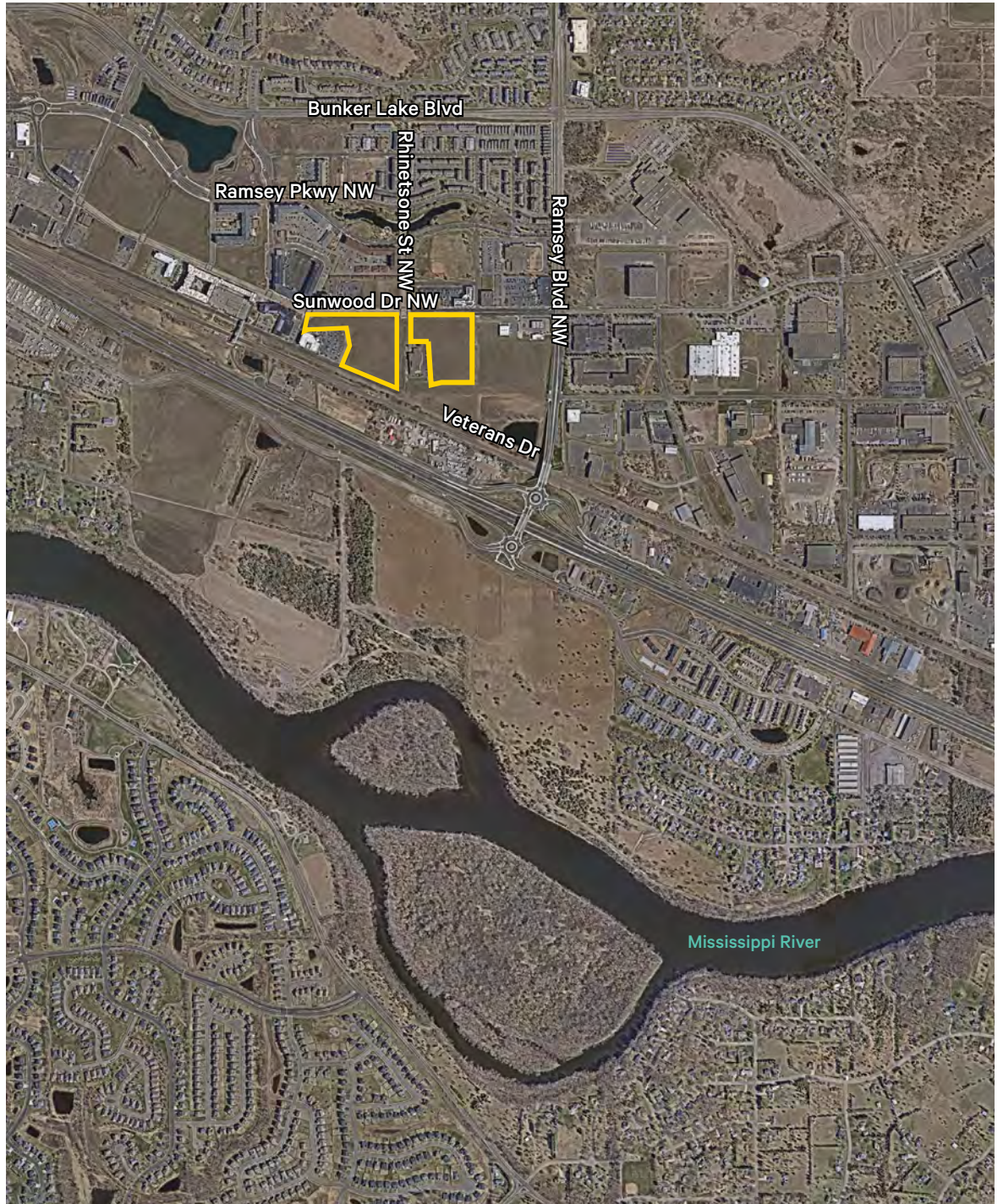


	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	4,846	23,084	66,503
2030 Population - Five Year Projection	5,193	24,352	70,592
2020 Population - Census	3,672	19,783	59,684
2010 Population - Census	2,125	15,555	51,183
2020-2025 Annual Population Growth Rate	5.43%	2.98%	2.08%
2025-2030 Annual Population Growth Rate	1.39%	1.08%	1.20%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	1,871	8,387	24,860
2030 Households - Five Year Projection	2,037	8,946	26,675
2020 Households - Census	1,422	6,962	21,932
2010 Households - Census	796	5,396	18,470
2020-2025 Compound Annual Household Growth Rate	5.37%	3.61%	2.42%
2025-2030 Annual Household Growth Rate	1.71%	1.30%	1.42%
2025 Average Household Size	2.59	2.75	2.65
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$100,391	\$141,009	\$138,775
2030 Average Household Income	\$107,110	\$153,863	\$152,972
2025 Median Household Income	\$92,112	\$114,681	\$114,782
2030 Median Household Income	\$100,508	\$126,283	\$127,798
2025 Per Capita Income	\$39,683	\$51,171	\$51,421
2030 Per Capita Income	\$42,926	\$56,509	\$57,306
<b>HOUSING UNITS</b>			
<b>2025 Housing Units</b>	<b>2,047</b>	<b>8,796</b>	<b>26,087</b>
2025 Vacant Housing Units	176 8.6%	409 4.6%	1,227 4.7%
2025 Occupied Housing Units	1,871 91.4%	8,387 95.4%	24,860 95.3%
2025 Owner Occupied Housing Units	1,228 60.0%	7,137 81.1%	19,604 75.1%
2025 Renter Occupied Housing Units	643 31.4%	1,250 14.2%	5,256 20.1%
<b>EDUCATION</b>			
<b>2025 Population 25 and Over</b>	<b>3,085</b>	<b>15,390</b>	<b>45,031</b>
HS and Associates Degrees	1,918 62.2%	9,602 62.4%	27,741 61.6%
Bachelor's Degree or Higher	1,094 35.5%	5,350 34.8%	15,682 34.8%
<b>PLACE OF WORK</b>			
2025 Businesses	93	526	2,004
2025 Employees	1,169	7,053	29,069

# Ramsey COR

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# For Sale



## Contact Us

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