

## 708 Cleveland Ave SW New Brighton



- 528sf
- 3 Private Offices
- Shared Bathroom
- Highly Visible on the NE Quadrant of I-35W & Co Rd D
- Easy Access to I-35W
- Ample Parking
- Lease Rate: \$11 psf NNN
- CAM and Tax Rate: \$11.20 psf

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

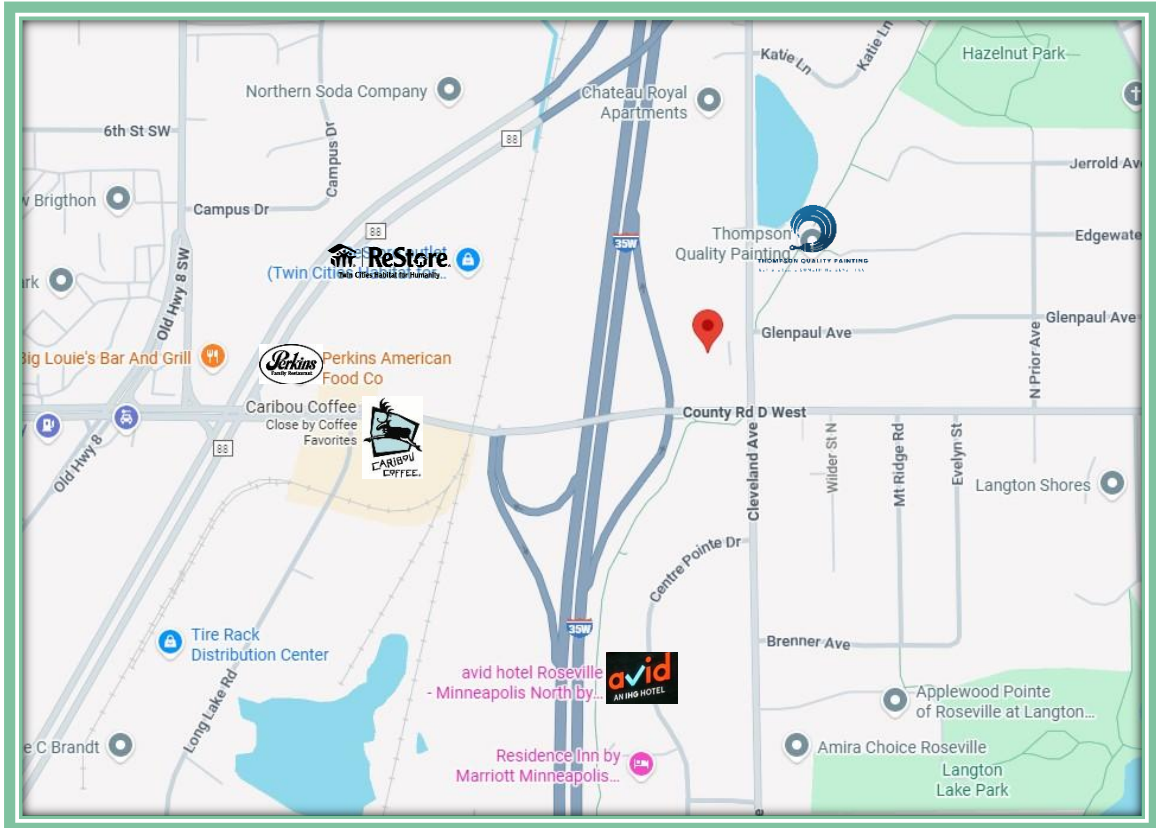
Contact:

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## Local Commerce



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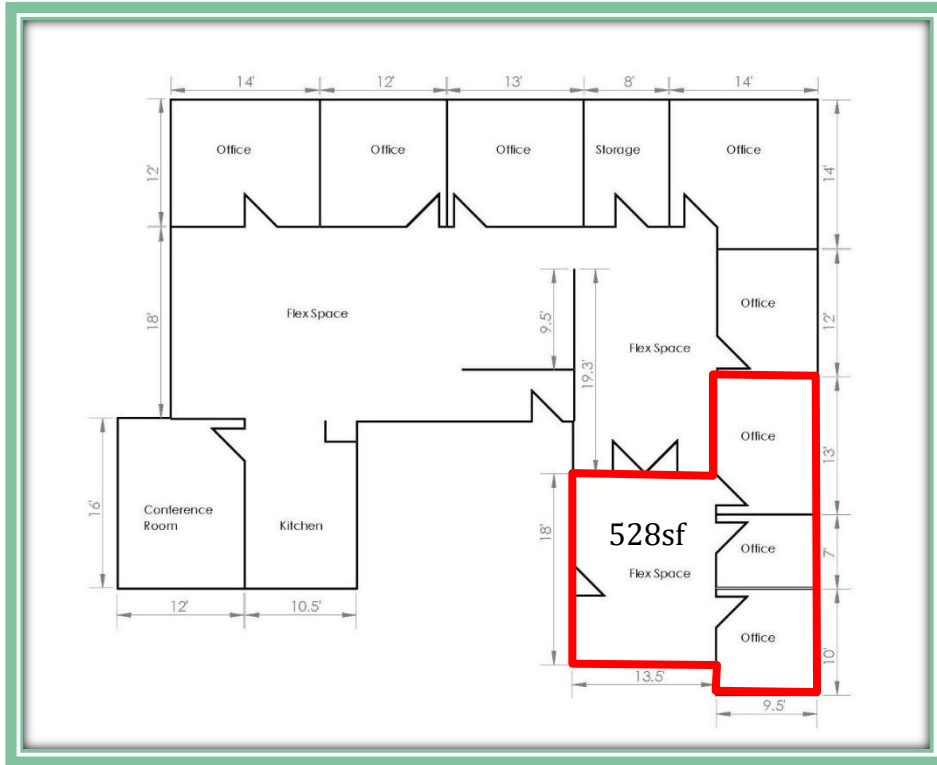
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## Floor Plans



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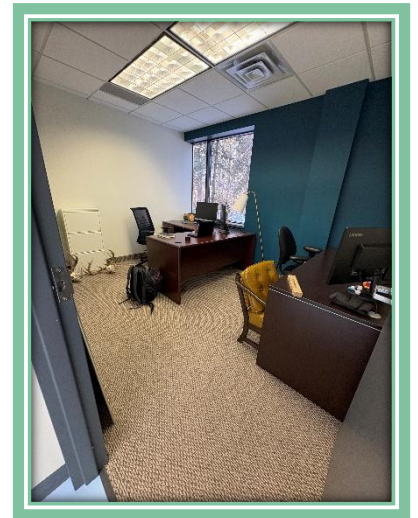
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## Interior Photos



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<u>DEMOGRAPHICS</u>	1 MILES	3 MILES	5 MILES
POPULATION	3,091	39,901	125,971
MEDIAN HH INCOME	\$66,235	\$61,716	\$59,111

TRAFFIC COUNTS

CLEVELAND AVE & COUNTRY RD D	11,797 CARS PER DAY
COUNTY RD D & N PRIOR AVE	7,600 CARS PER DAY
I35W AT CLEVELAND EXIT	5,574 CARS PER DAY

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