

PROPERTY SUMMARY

8300 UNIVERSITY AVE NE, FRIDLEY, MN 55432



PROPERTY DESCRIPTION

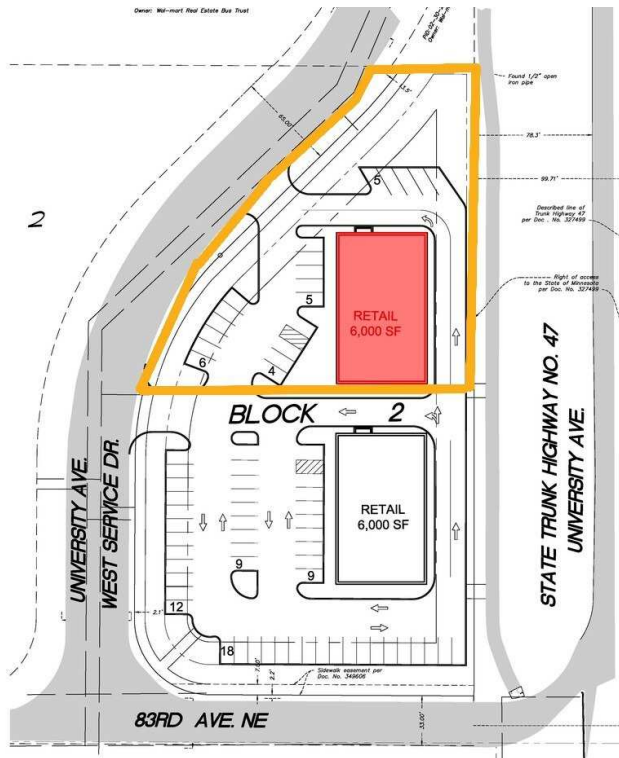
- Land For Sale or BTS
- Excellent Visibility From University Ave
- 31,000+ VPD on University Located on A.M. Side of Road
- Anchored by Dunkin Doughnuts
- Shadow anchored by Walmart, Sam's Club
- Trade area is the Northtown Mall
- Close Proximity to Major Roadways
- Option for 2 Drive-Thru's
- End Cap Availability
- 2025 Proposed Taxes: \$56,309.32



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,570	30,770	87,602
Total Population	8,610	81,278	237,008
Average HH Income	\$90,904	\$101,433	\$107,255

ADDITIONAL PHOTOS

8300 UNIVERSITY AVE NE, FRIDLEY, MN 55432



RETAIL STALLS PROVIDED 12,000 SF
 68
 REQUIRED AT 5/1000 60

Mark	Revision / Issue	Date
<small>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.</small>		
Printed Name: <u>Kathy L. Anderson</u> Signature: _____ Date: _____ License #: _____		
GAUGHAN RETAIL FRIDLEY, MN		
SITE PLAN SCALE: 1" = 30'-0"		
PROJECT NUMBER:	17-028-01	
ISSUED DATE:	04/16/17	
DRAWN BY:	GHT	

Land For Sale

Land For Sale or BTS

AERIAL MAP

8300 UNIVERSITY AVE NE, FRIDLEY



 GAUGHAN

DAN HEBERT

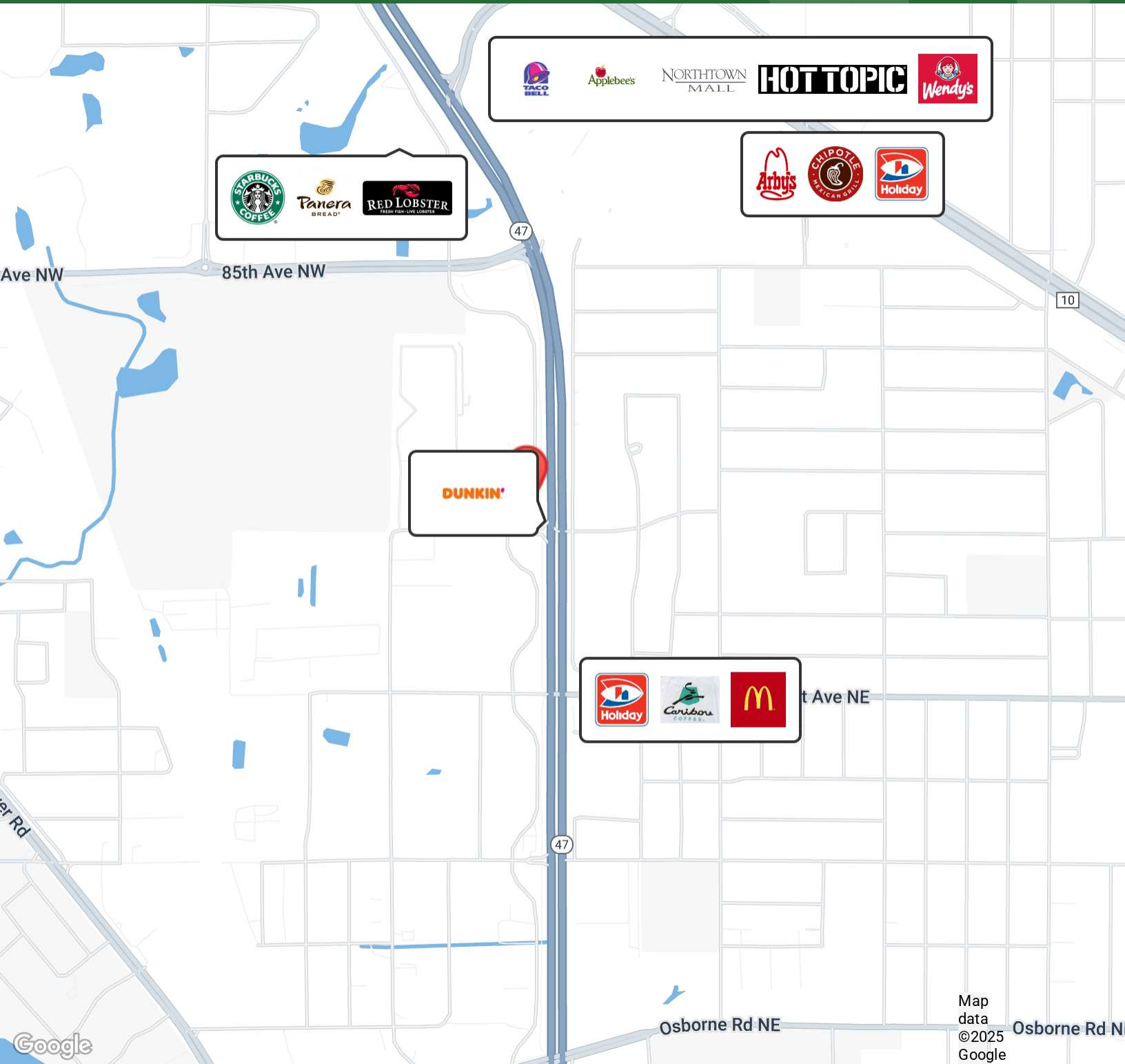
Senior Vice President

651.255.5558

danhebert@gaughancompanies.com

RETAILER MAP

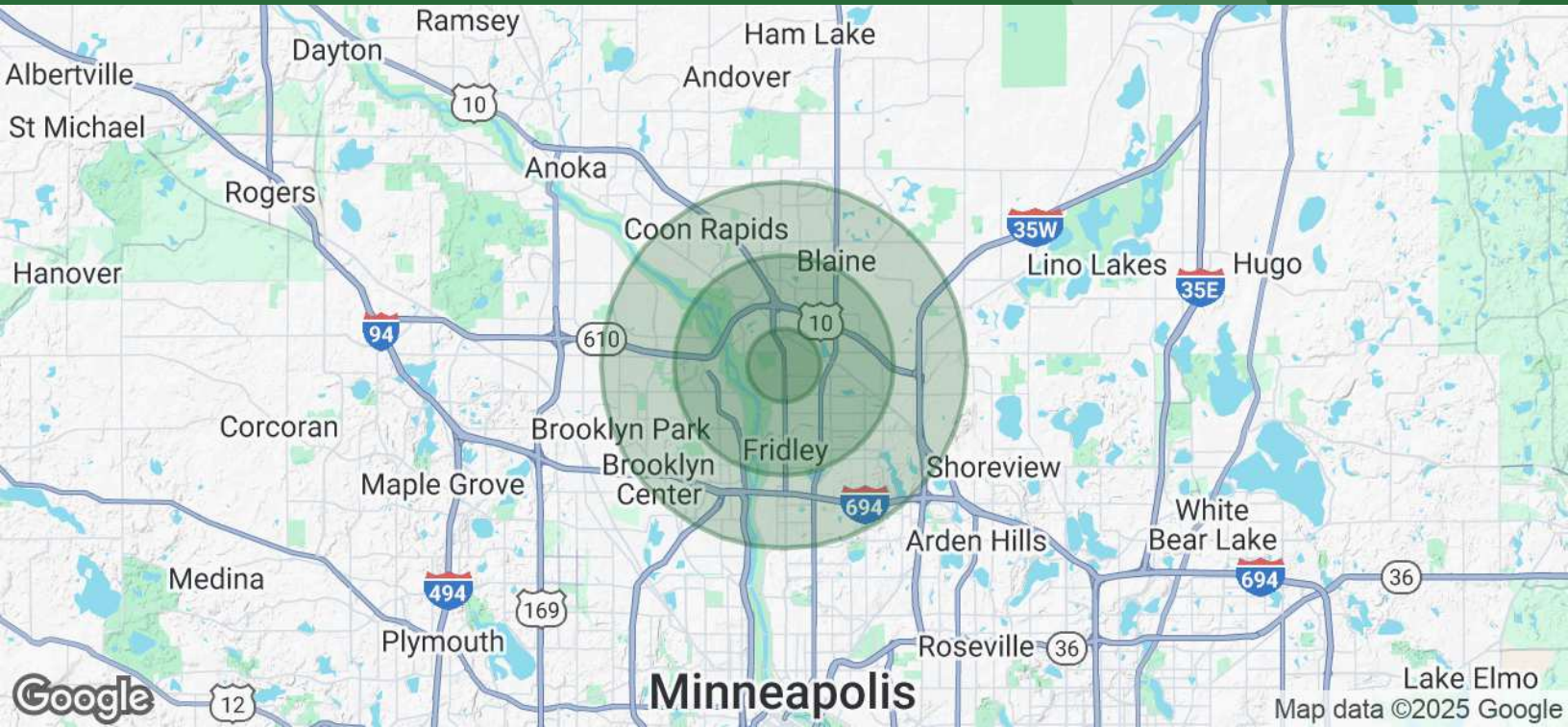
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Map data ©2025 Google Osborne Rd NE

DEMOGRAPHICS MAP & REPORT

8300 UNIVERSITY AVE NE, FRIDLEY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,610	81,278	237,008
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,570	30,770	87,602
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$90,904	\$101,433	\$107,255
Average House Value	\$325,094	\$310,370	\$317,662

Demographics data derived from AlphaMap