

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 \$9.00 psf NNN for most suites
- 2026 CAM/Tax Rate \$4.77 psf

Contact:

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COMMERCIAL AGENT

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Nik@ricproperty.com

Contact:

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Local Retail



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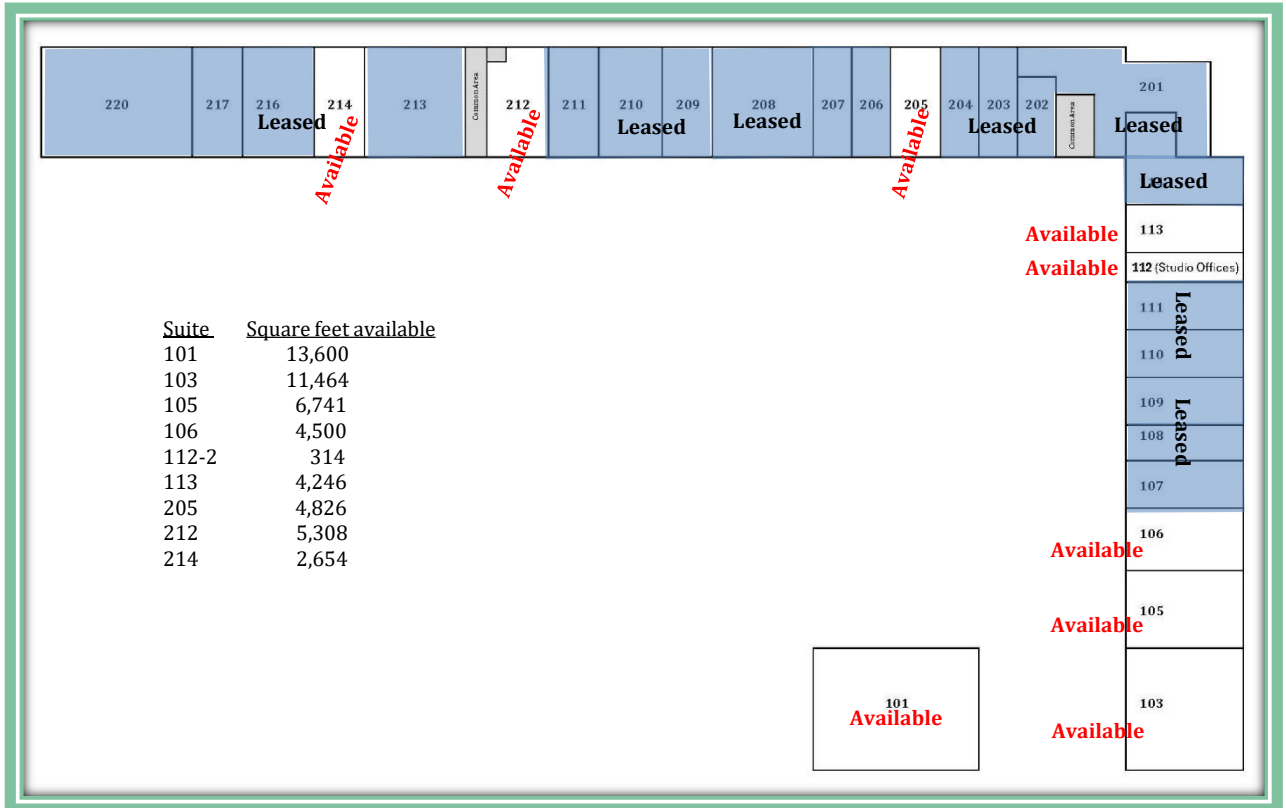
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Mall Layout



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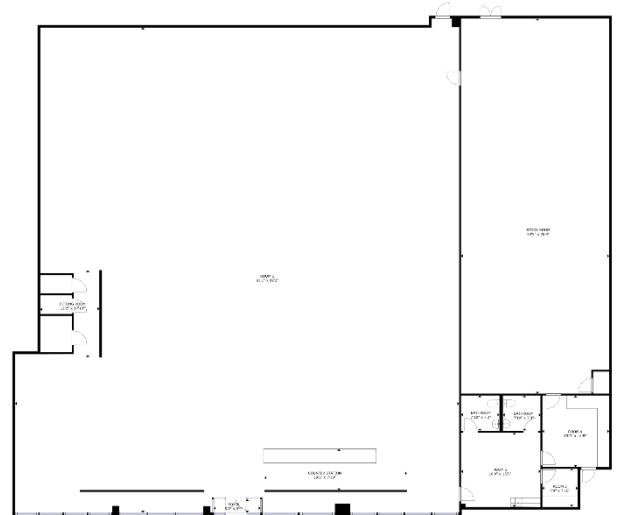
Contact:

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Suite 101
13,600 SF
Lease Rate Negotiable



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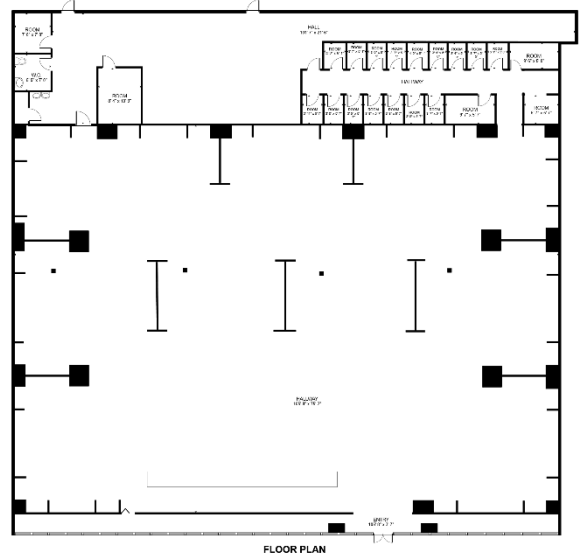
Contact:

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Suite 103
11,464 SF
Lease Rate Negotiable



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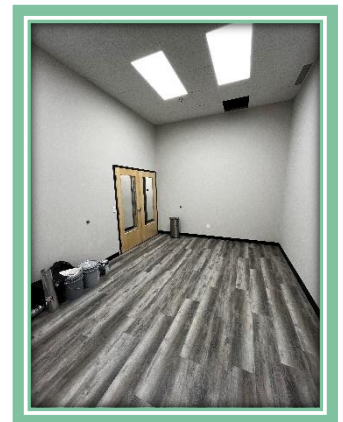
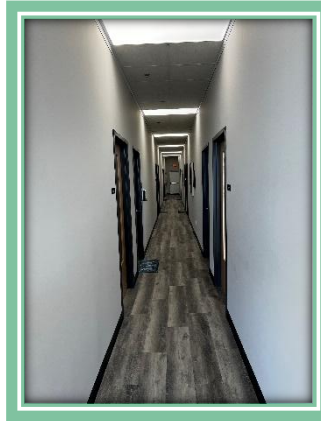
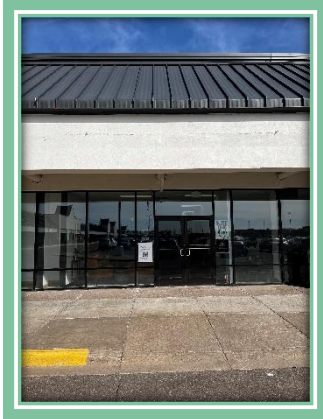
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Suite 112 Professional Suites Complex

- 4 Studio-Suites Available
- Private and Locking
- Shared Waiting Area
- Shared Meeting Room
- Shared Kitchen & Bathroom
- Lease Rate - \$650 - \$850 per month
- Gross Lease



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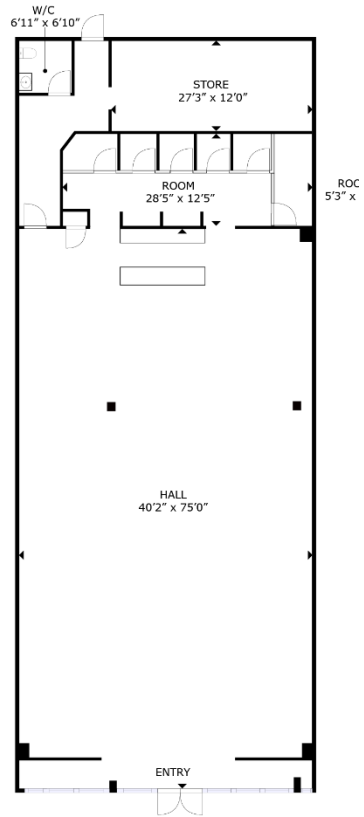
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Suite 113
4246 SF
Lease Rate \$9 NNN



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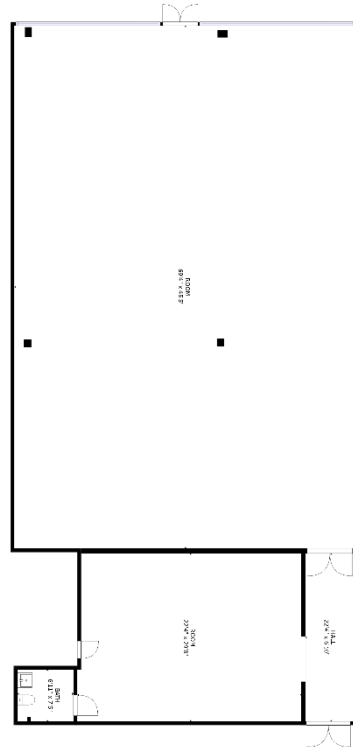
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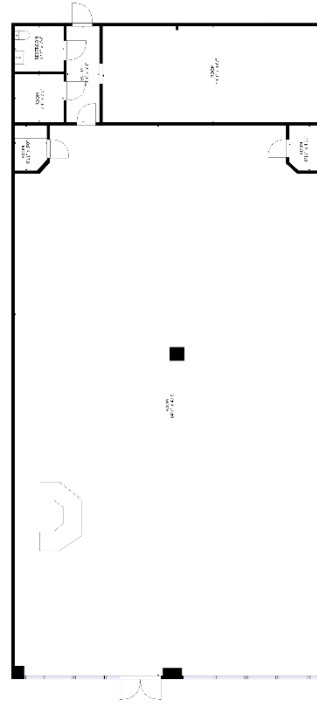
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Suite 209
4898 SF
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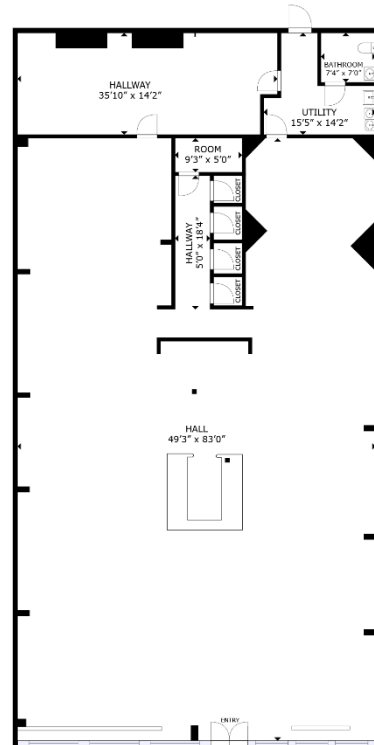
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5308 SF
Lease Rate \$9 NNN



FLOOR PLAN



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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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