

1325 S FRANSDEN AVE

RUSH CITY, MINNESOTA 55069

**SUBLEASE
OPPORTUNITY**



PROPERTY HIGHLIGHTS

- +/- 9,600 SF Office Space on Second Floor
- Built 1981
- I-1 Zoning
- Parcel ID: 17-00654-54
- \$6,70 PSF + \$2.94 NNN
- Sublease opportunity through 11/30/2034


 1.9 Miles to I-35

 1.0 Miles to Downtown Rush City

DEMOGRAPHIC SNAPSHOT (2025)


POPULATION

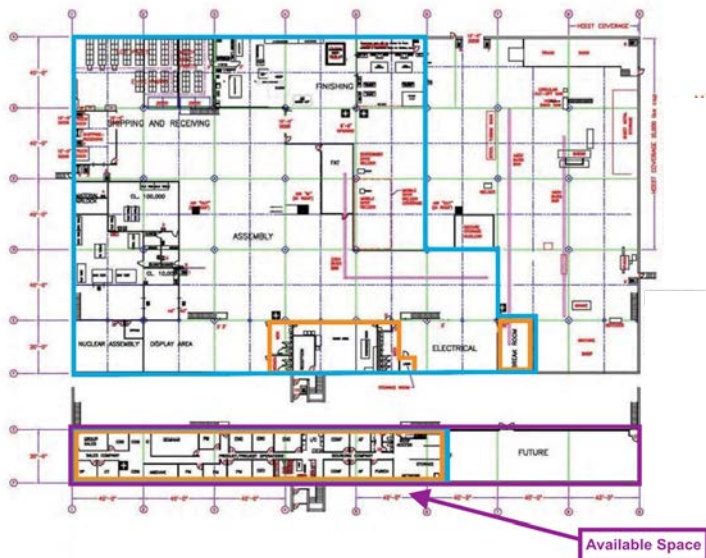
1 Mile	1,653
3 Mile	4,026
5 Mile	5,809


AVG HH INCOME

1 Mile	\$77,704
3 Mile	\$80,845
5 Mile	\$90,152


HOUSEHOLDS

1 Mile	661
3 Mile	1,229
5 Mile	1,900



CONTACT INFORMATION

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FLOWERS
CAPITAL HOLDINGS