

RETAIL FOR LEASE | PAD SITE

GRAMSIE SQUARE
SHOPPING CENTER



3999 RICE STREET
SHOREVIEW, MN 55126

Redefining Real Estate

www.AtlasCRE.com

RETAIL FOR LEASE

GRAMSIE SQUARE

3999 RICE STREET NORTH
SHOREVIEW, MN 55126



PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE - Suite 102: 957 sf *Leased but available
- Undeveloped site buildable up to 8,000 sf

LEASE RATE Negotiable

2023 CAM/TAX	CAM/INS	\$6.25 PSF
	Taxes	\$4.09 PSF
	Total	\$10.34 PSF

⇒ TRAFFIC COUNTS

RICE STREET:	14,000 VPD
GRAMSIE RD EAST OF RICE ST.:	5,400 VPD
GRAMSIE RD WEST OF RICE ST.:	4,400 VPD

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	4,136	49,985	136,197
AVG. HH INCOME	\$146,428	\$115,845	\$104,547
DAYTIME POPULATION	3,417	58,139	159,746

* Source- ESRI 2020



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AERIAL



GRAMSIE SQUARE

- Mansetti's PIZZA & PASTA
- Minnoco
- State Farm
- BRavo
- JADE HOUSE CHINESE RESTAURANT
- Healthy Day Chiropractic

CTY RD F 2,750 VPD

GRAMSIE RD 4,400 VPD

SITE

106,000 VPD

CTY RD E W. 2,950 VPD

RICE ST 14,000 VPD

112,000 VPD

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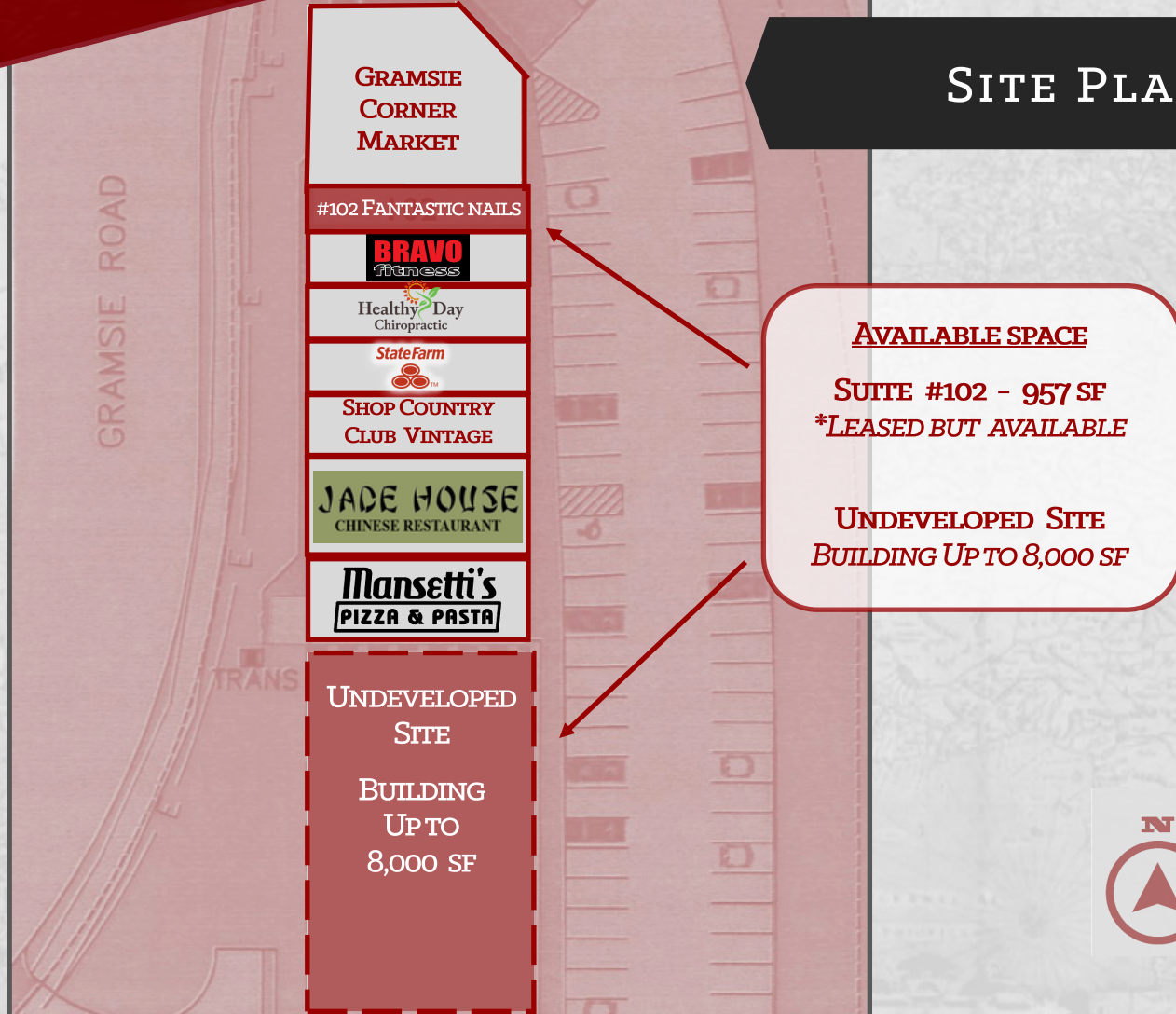
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SITE PLAN



AVAILABLE SPACE

SUITE #102 - 957 SF
**LEASED BUT AVAILABLE*

UNDEVELOPED SITE
BUILDING UP TO 8,000 SF



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