

FOR LEASE - OFFICE/RETAIL/MED

11820 Ulysses St. NE
Blaine, MN 55434



NORTH CENTRAL PLAZA

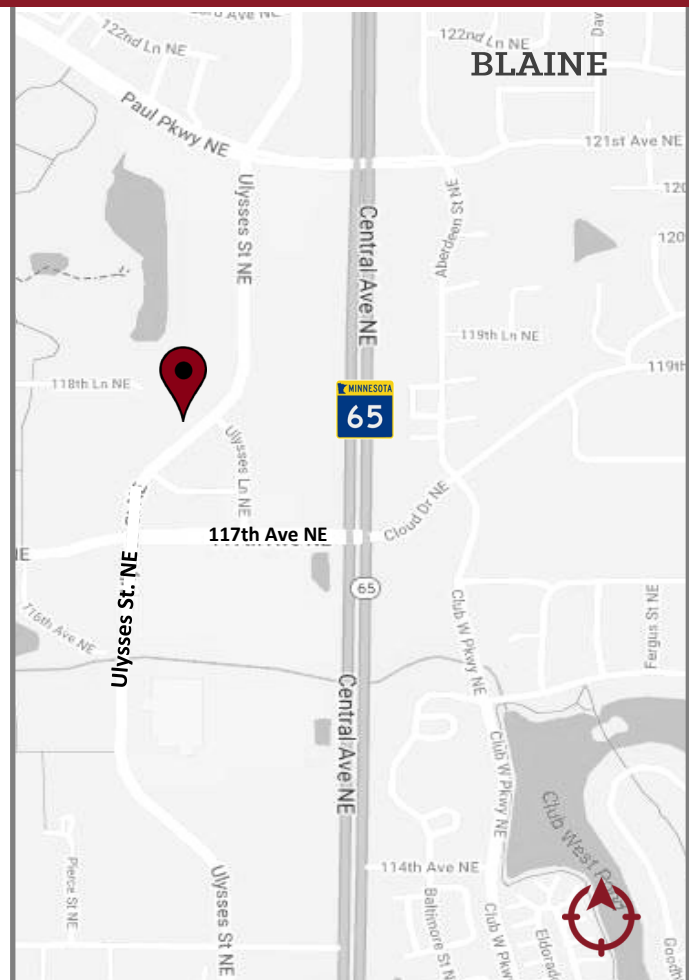
NEW CONSTRUCTION: OFFICE/RETAIL/MEDICAL

AVAILABLE SPACE	1,500 - 4,525 square feet
PARKING	80 stalls / 5.7 per 1,000 sf
LEASE RATE	Negotiable
TRAFFIC COUNTS	Hwy 65: 41,000 VPD 117th Ave: 10,500 VPD Ulysses St.: 7,900 VPD
2023 NNNs	CAM \$2.22 PSF Taxes \$3.97 PSF Total \$6.19 PSF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,181	68,859	149,006
AVG HH INCOME	\$102,407	\$101,147	\$97,967
DAYTIME POPULATION	8,154	48,710	119,520

* Source - ESRI 2019



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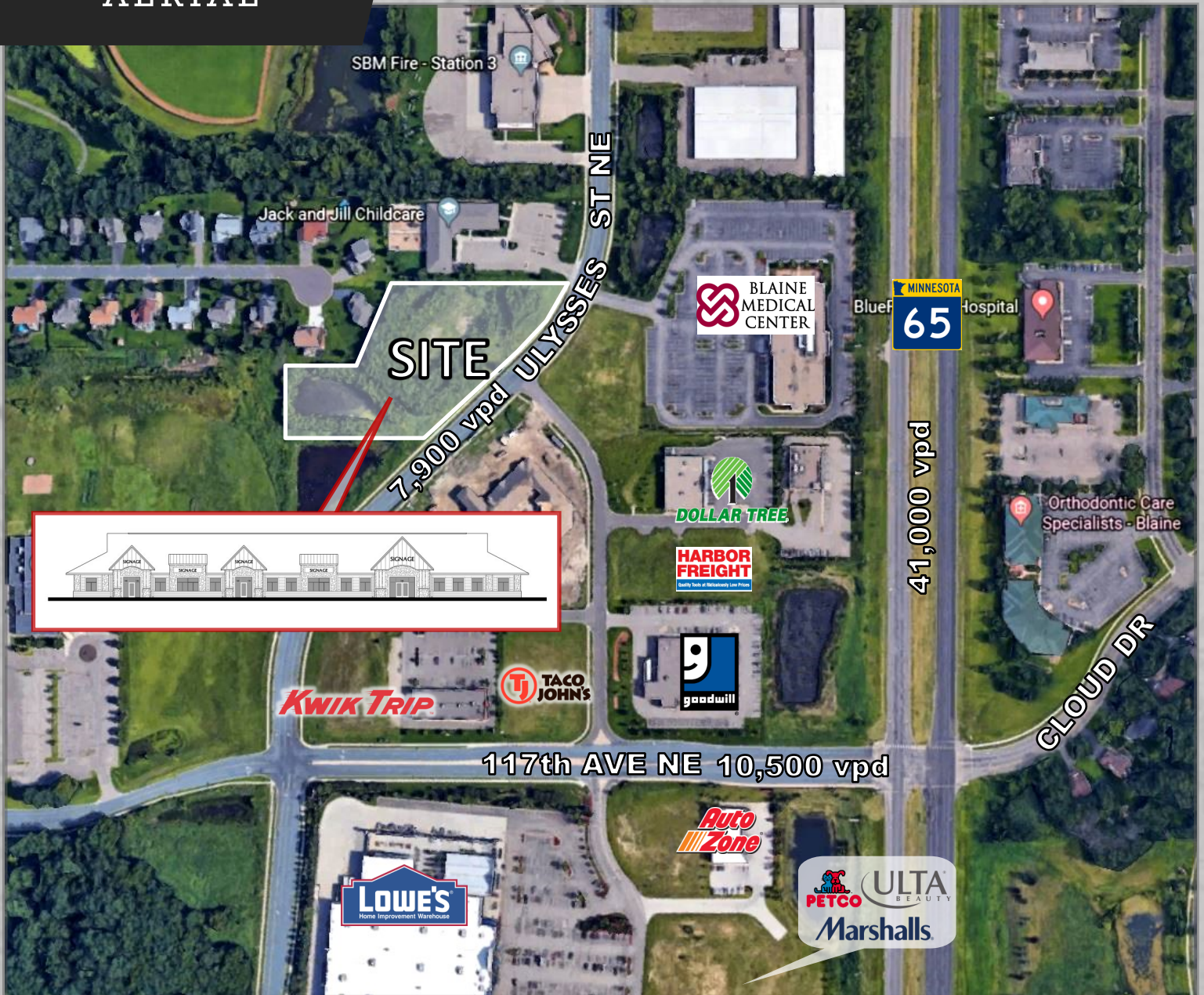
JENNIFER PELANT
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AERIAL



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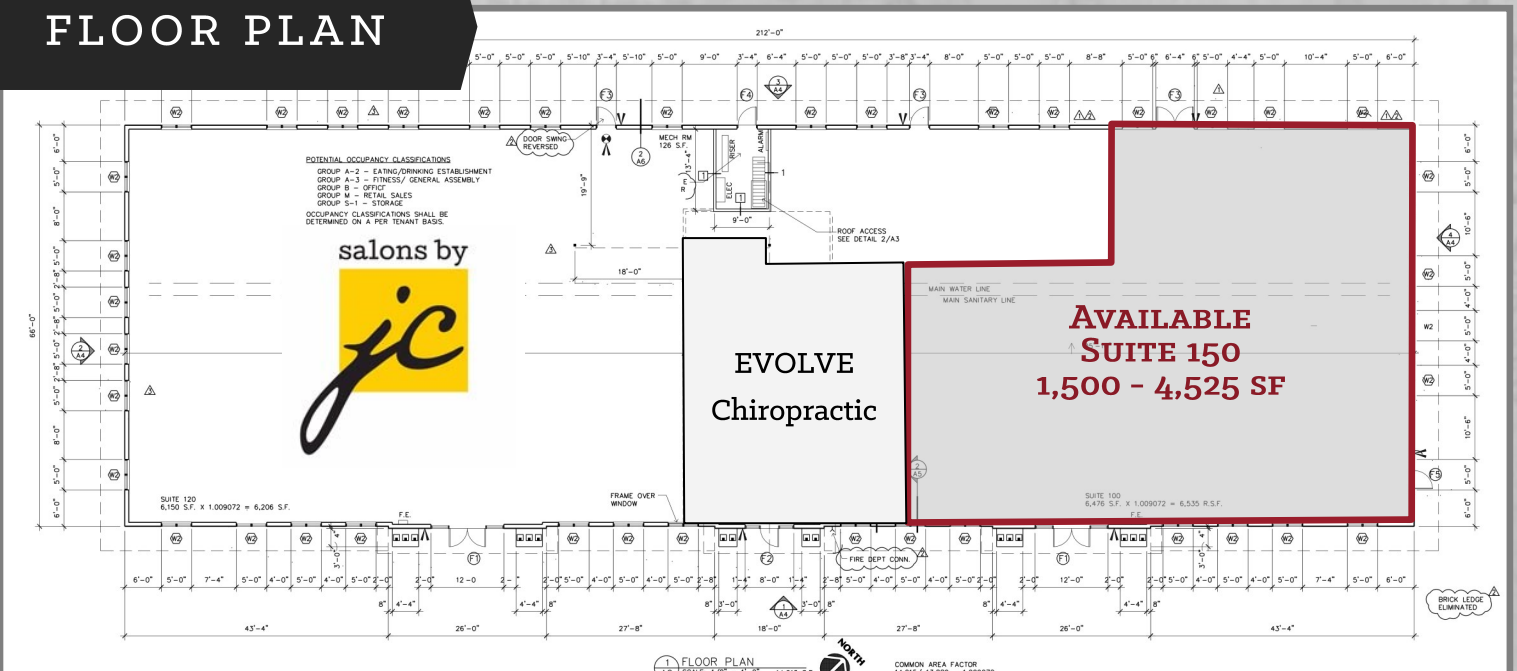
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SITE PLAN OVERLAY



FLOOR PLAN



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