

OFFICE FOR LEASE
NORTHTOWN
PROFESSIONAL CENTER



1071 COUNTY ROAD 10 NE
SPRING LAKE PARK, MN 55432

Redefining Real Estate

www.AtlasCRE.com

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PROPERTY INFORMATION

⇒ PROPERTY OVERVIEW

AVAILABLE SPACE

- ⇒ Suite 100: 800 SF
- ⇒ Suite 120: 800 SF
- ⇒ Suite 140: 800 SF
- ⇒ Suite 210: 2,200 SF
- ⇒ Suite 220: 1,600 SF

LEASE RATE

\$16.00/PSF - Modified Gross

ZONING

C-2 Neighborhood Service & Commercial
Community

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	7,705	70,785	212,994
AVG. HH INCOME	\$92,120	\$93,868	\$104,890
DAYTIME POPULATION	9,183	74,636	200,078

* Source- ESRI 2022



⇒ TRAFFIC COUNTS

COUNTY ROAD 10: 19,100 VPD
HIGHWAY 65: 37,902 VPD
ABLE STREET ST NE: 2,827 VPD

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**NORTHTOWN
TRADE AREA**

BEST BUY **HOBBY LOBBY**

**BECKER
FURNITURE WORLD**

**Alina Health
MERCY
HOSPITAL**

Unity Campus

SIPS
SPRING LAKE PARK
HIGH SCHOOL

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