

Colliers

Accelerating success.



Retail For Sublease

785 53rd Avenue NE

785 53rd Avenue NE | Fridley, Minnesota

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Property Overview

Building Size

25,000 SF

Year Built

1978 / 2002 Renovated

Space Available

1,400 SF (space faces Central Avenue)

Lease Term

5 years

Parking

50 surface spaces

2024 Tax & CAM

\$ 6.50 PSF Total

Lease Rate

\$18.00 SF/YR (NNN)

Traffic Count

I-694: 138,917 vehicles per day

MN Highway 65: 25,638 vehicles per day



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	14,482	106,609	272,942
Median HH Income	\$69,627	\$77,618	\$77,896
Average HH Income	\$89,278	\$101,954	\$101,521
Daytime Population	7,523	49,388	147,766



Excellent Visibility to
Highway 65 & I-694



Great Fridley
Retail Corridor



Building Signage
Available



High Traffic Counts
of 25,638 VPD



106,609 People in a
3-Mile Radius

Floor Plan

1,400 SF Available



