

7962-7990 UNIVERSITY AVENUE NE, FRIDLEY, MN 55432

**FOR LEASE**



## OFFERING SUMMARY

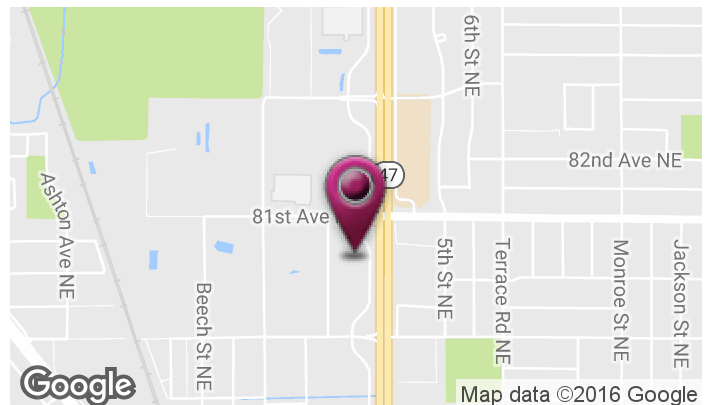
**Lease Rate:** \$16.00 SF/yr (Gross)

**Year Built:** 1982

**Building Size:** 22,100 SF

**Renovated:** 2016

**Zoning:** C-2, General Business



- Located off University Avenue NE near I-694
- Close proximity to Blaine, Roseville, NE Minneapolis, and Brooklyn Center
- Near I-94, I-694, and 35W
- Direct entry
- Ample free parking is available

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**JGM PROPERTIES**  
1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
[www.JGMproperties.com](http://www.JGMproperties.com)

For More Information Contact:

**ELI RUSSELL**  
612.290.1037

[elir@jgmproperties.com](mailto:elir@jgmproperties.com)

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## PROPERTY OVERVIEW

The remarkable office space units available at our University Center Fridley location include office and showroom spaces that range in size from 1,000 – 7,000 square feet. As with many of our properties, the fact that we have a variety of different spaces in the building means that we are able to offer you any size, combination, or configuration you need to make your business work.

## LOCATION OVERVIEW

Located in the northwest quadrant of University Avenue NE and 79th Avenue NE, this Fridley office building is a short ten minute drive away from Minneapolis.

## PROPERTY HIGHLIGHTS

Located off University Avenue NE near I-694

Close proximity to Blaine, Roseville, NE Minneapolis, and Brooklyn Center

Near I-94, I-694, and 35W

Direct entry

Ample free parking is available

13 foot ceilings available

Custom build-outs available



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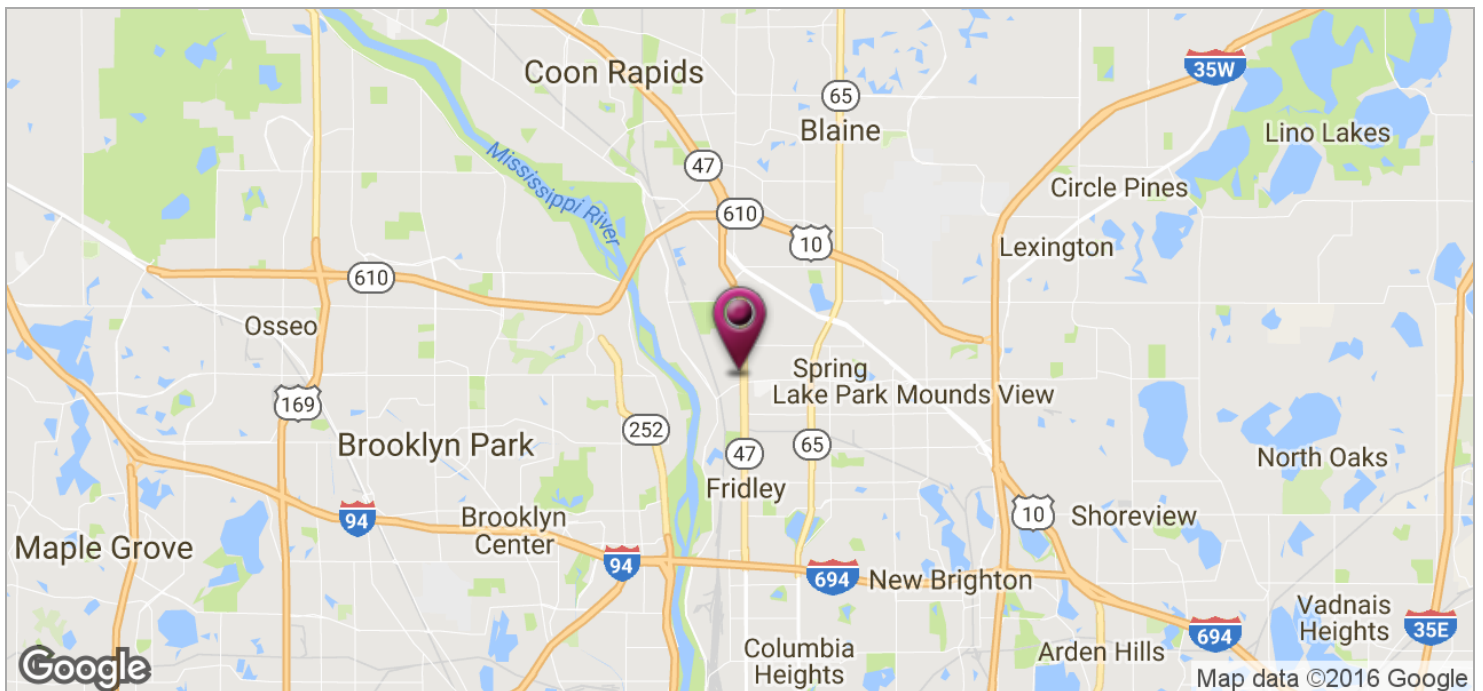
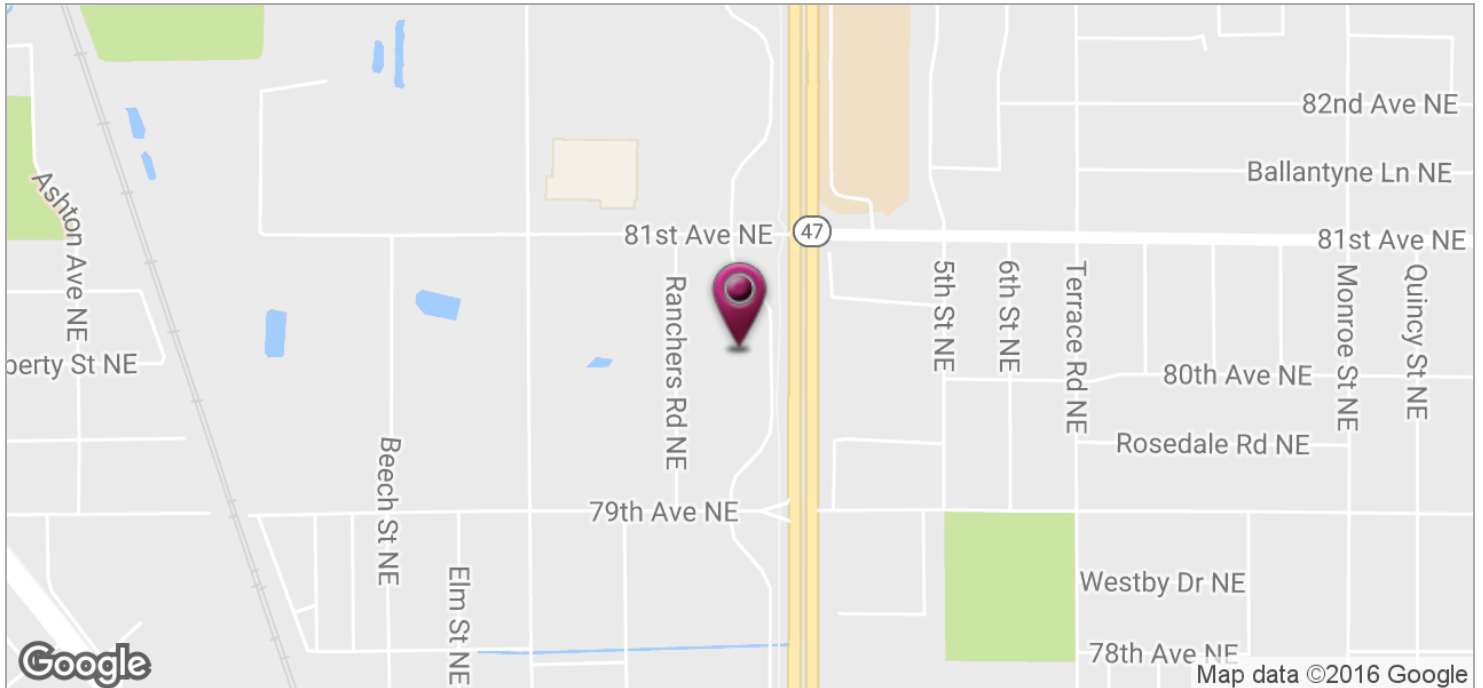
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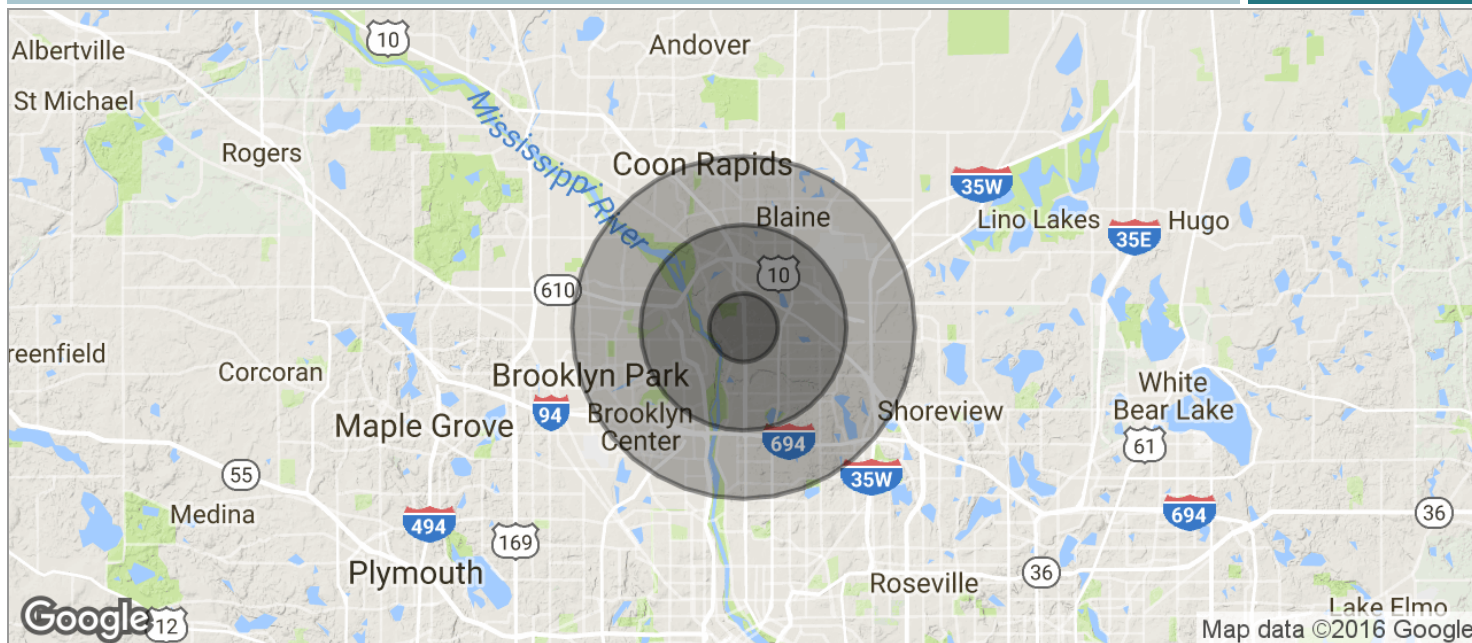
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## POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 9,263  | 76,360  | 220,944 |
| MEDIAN AGE          | 39.4   | 37.9    | 36.8    |
| MEDIAN AGE (MALE)   | 36.6   | 36.2    | 35.7    |
| MEDIAN AGE (FEMALE) | 41.0   | 39.0    | 37.7    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,736     | 30,576    | 85,344    |
| # OF PERSONS PER HH | 2.5       | 2.5       | 2.6       |
| AVERAGE HH INCOME   | \$63,570  | \$66,757  | \$69,428  |
| AVERAGE HOUSE VALUE | \$235,579 | \$204,810 | \$215,273 |

\* Demographic data derived from 2010 US Census

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