

# FOR SALE

7550 Highway 10 NW Ramsey, MN



## PROPERTY FEATURES

- Redevelopment site along US Highway 10
- Total land size: 43.6 net useable acres
- Big/midbox retail or office
- Frontage road with sewer/water and all ponding included
- Huge visibility & access to US Highway 10, 39,000 vpd (MNDOT 2013)
  - Fastest growing traffic corridor in MN (per MNDOT)
  - One of the largest “up north” travel corridors in the Twin Cities

LIST PRICE: Negotiable

For More Information Contact: MARTY FISHER  
PREMIER COMMERCIAL PROPERTIES, LLC  
6897 139<sup>th</sup> Lane NW Ramsey, MN 55303  
763.862.2005

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Mississippi River  
Public water access

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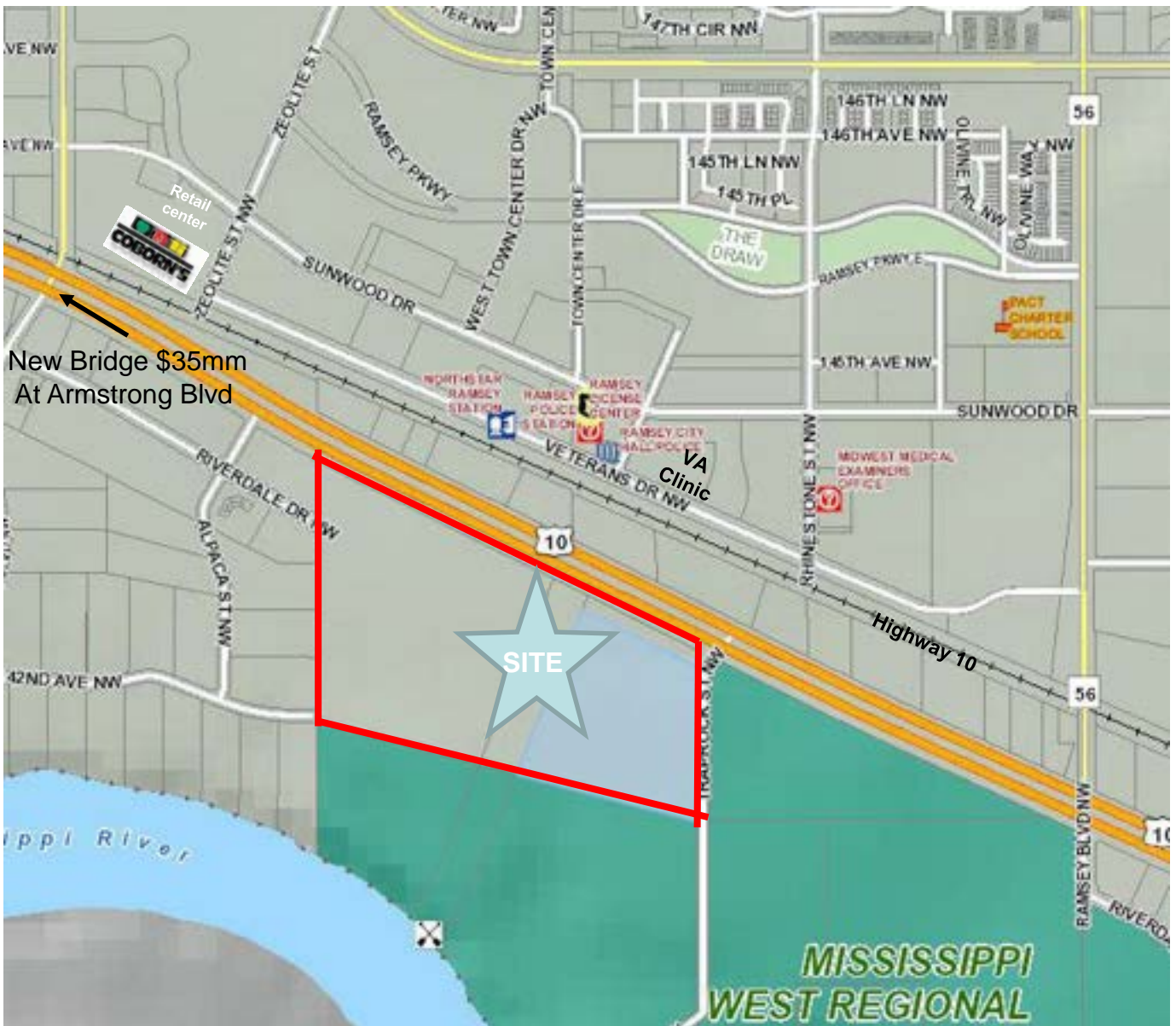
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New bridge at Armstrong Blvd, new frontage road under construction, sewer and water to site

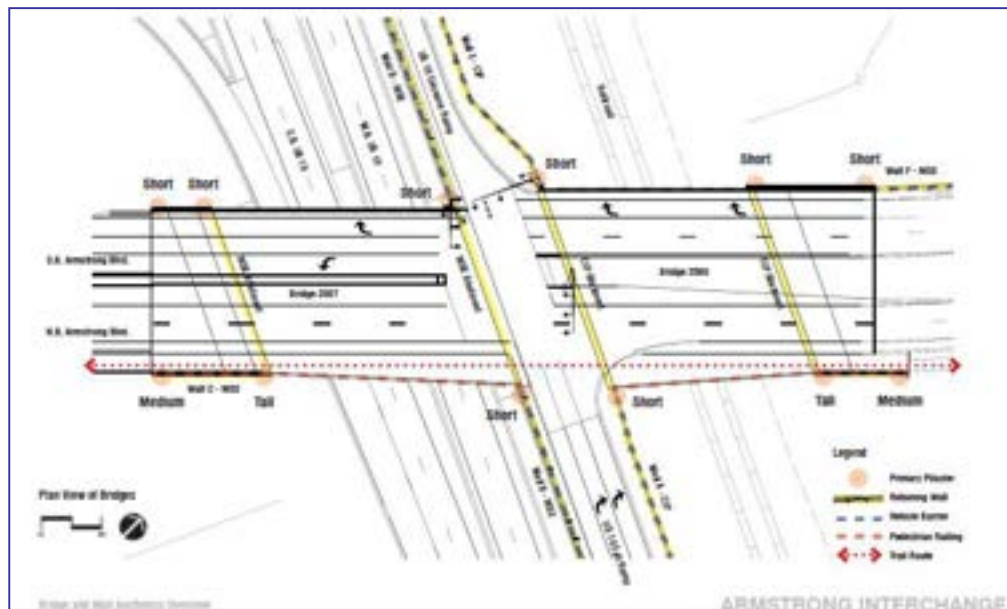
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Armstrong Blvd & Hwy 10  
MNDOT approved \$35mm full interchange

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# FOR SALE

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Frontage Road



**Riverdale Drive Extension**  
Anoka County, Minnesota



Project Layout

43.6 useable acres net of frontage road and ponding  
Frontage road construction started September 2014  
– contains water/sewer & fiber optics

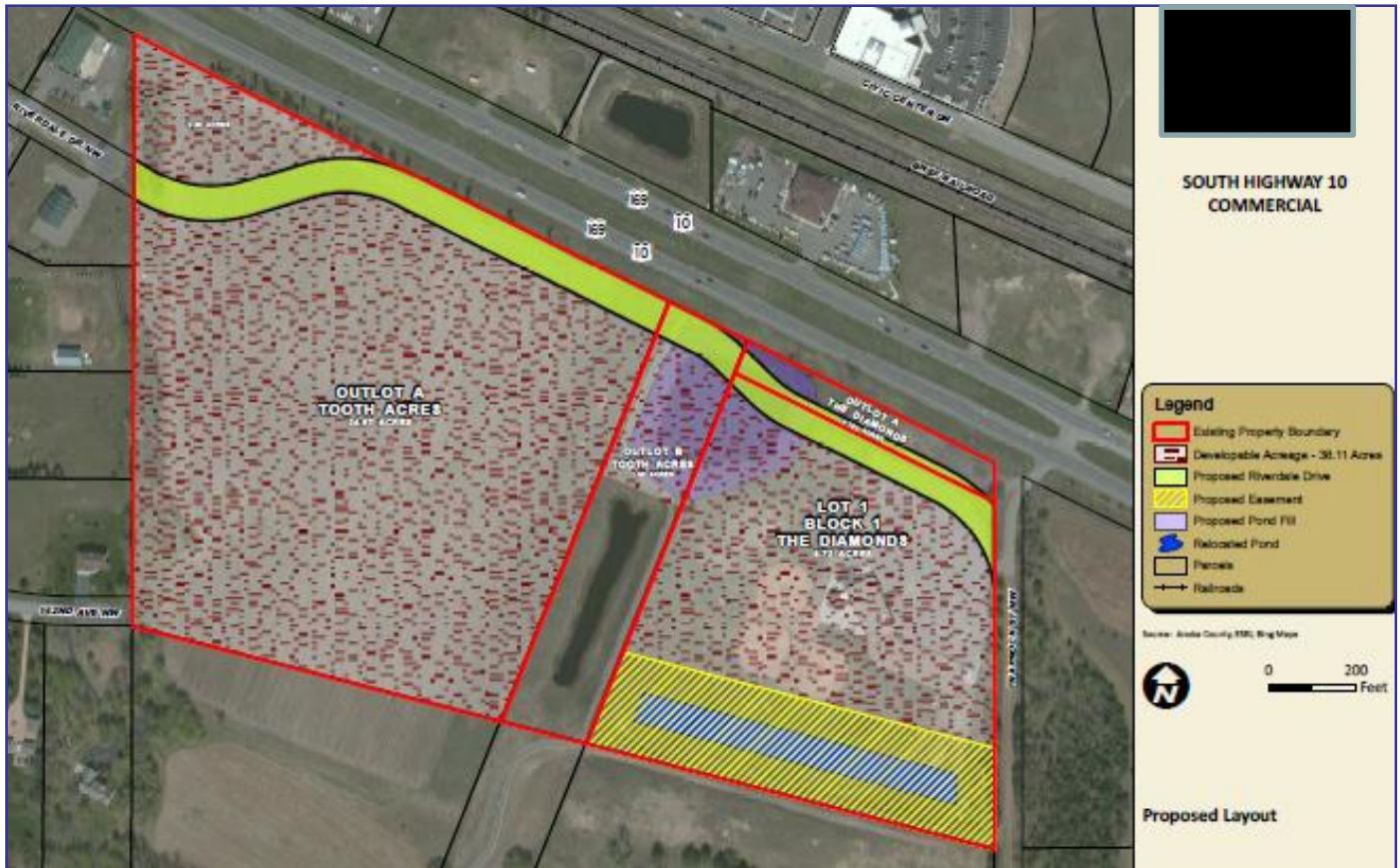
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Lot 1, Outlot A and smaller outlot  
in Northwest corner all available, demiseable

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CONCEPT 2

TOOTH ACRES REDEVELOPMENT STRATEGIES  
Ramsey, MN



-2-

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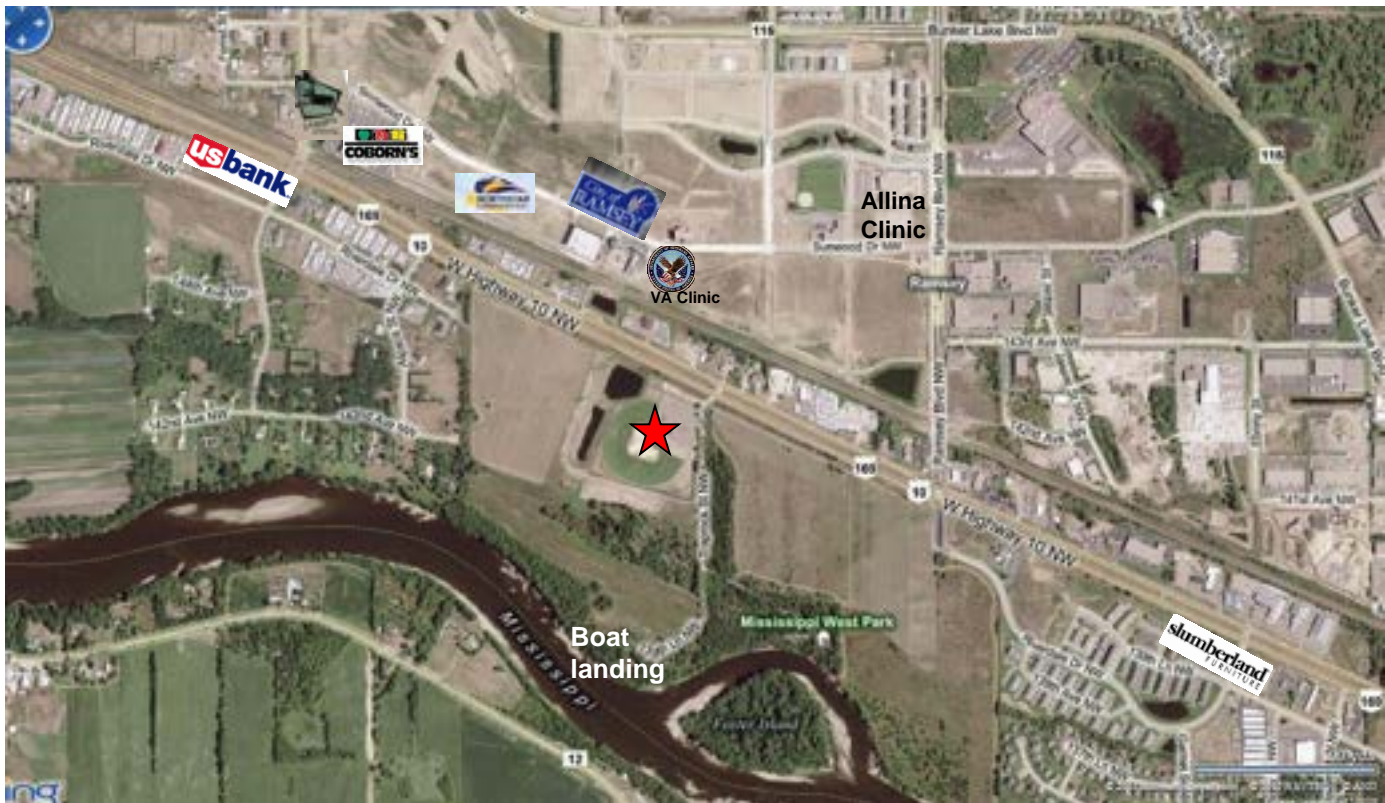


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### DEMOGRAPHICS (2013)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	2,474	21,955	59,653
Total Households	939	7,899	22,021
Total Families	676	6,042	15,953
Average Household Income	\$74,735	\$86,403	\$84,246



Nearby: Coborn's Grocery, VA Clinic, Allina Medical Center,  
Northstar Rail stop

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