



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



## Retail or Office Space for Lease

1444 147<sup>th</sup> Ave NE, Ham Lake MN 55304

### Details

- Great access and visibility on Hwy 65
- Suite 500 – 1,255 RSF
- Suite 650 – 1,624 SF former Subway end-cap
  - Possible drive-thru can be constructed
- 2.9 Acre site with 98 parking stalls
- Located at high traffic intersection: Hwy 65 (Central Avenue) & Andover Blvd/147<sup>th</sup>
- Signalized intersection
- 33,102 vehicles per day (2022)
- Pylon and Building signage available
- Generous tenant improvement allowance



Lease Rate: \$14.00/SF NNN  
CAM/TAX: \$6.26/SF (2025)

### FOR MORE INFORMATION, CONTACT

**Marty Fisher/Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



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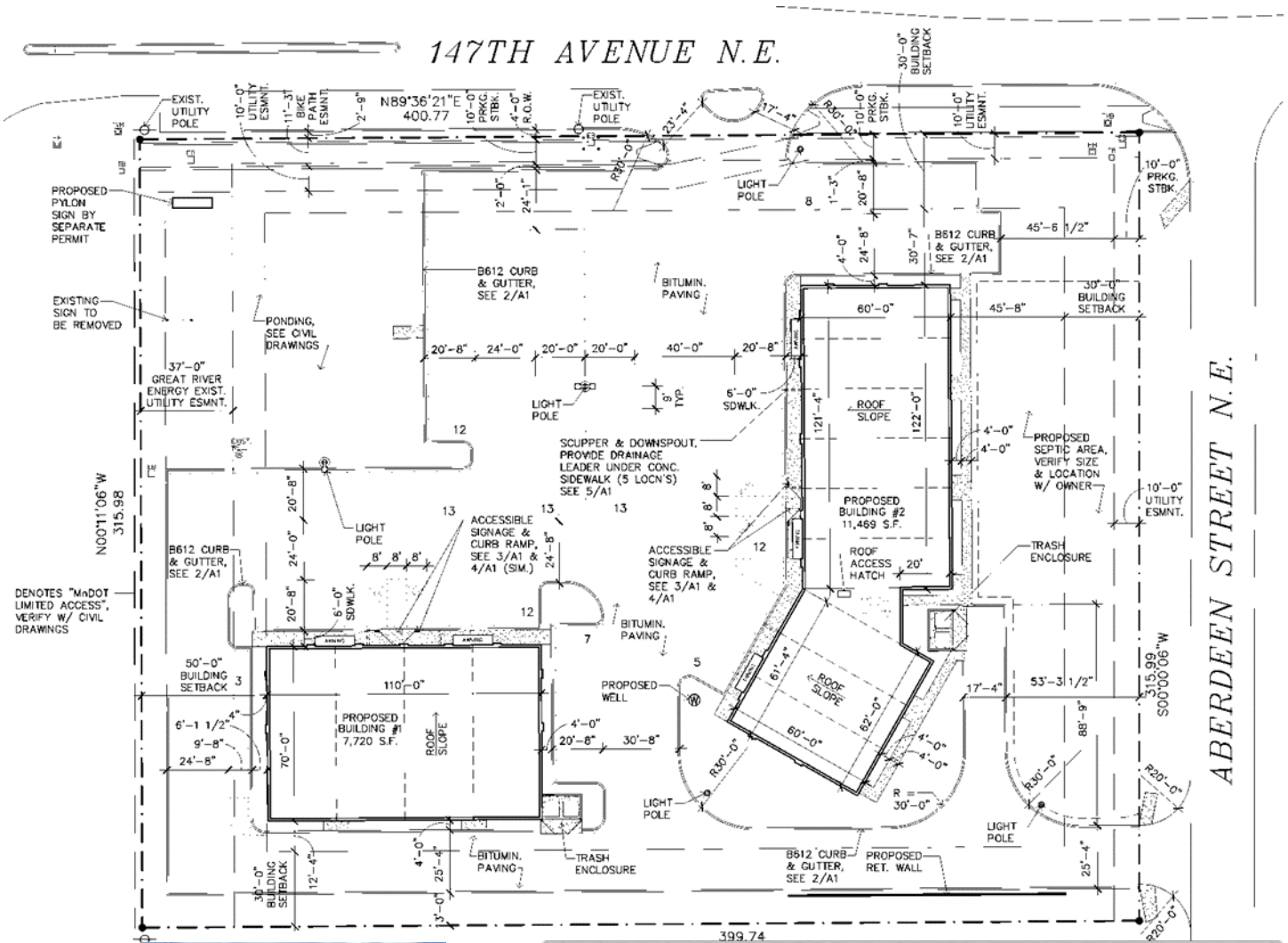
# FOR LEASE

**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

**EMAIL:** mfisher@premiercommercialproperties.com

## Site Plan







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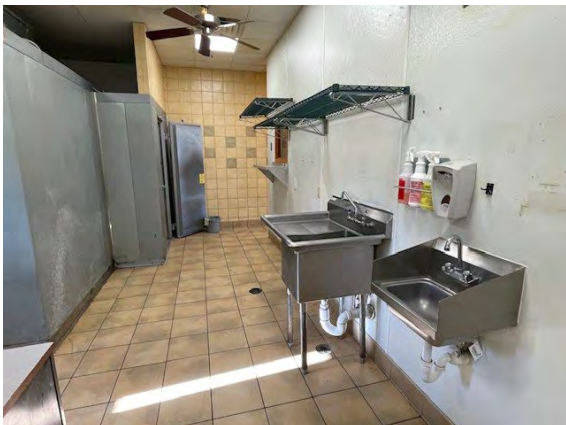
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## Suite 650 – 1,624 SF

- Former Subway location, now vacated
- Quarry tile, sinks, freezer, water heater, cooler all in place
- Simple exhaust hood in place
- Building & pylon signage
- Possible drive-thru







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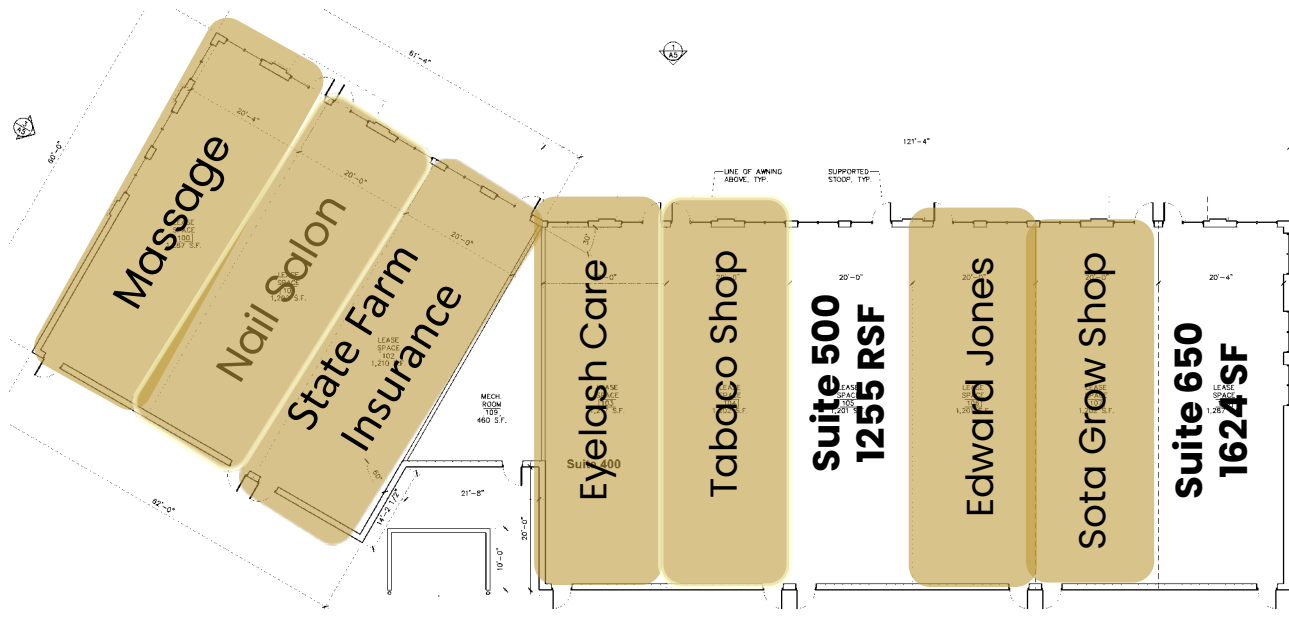
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## DEMOGRAPHICS (2024)

### 1 mile

### 3 miles

### 5 miles

Total Population

1,879

26,985

101,266

Total Households

646

9,118

34,959

Average Household Income

\$141,219

\$141,931

\$133,747