



Retail or Office Space for Lease

1444 147th Ave NE, Hamlet, MN 55304

Details

- Great access and visibility on Hwy 65
- Suite 500 – 1,255 RSF Whole or split, inline
- 2.9 Acre site with 98 parking stalls
- Located at high traffic intersection: Hwy 65 (Central Avenue) & Andover Blvd/147th
- Signalized intersection
- 35,568 vehicles per day (2024)
- Pylon and Building signage available
- Generous tenant improvement allowance

LEASED

Lease Rate: \$15.00/SF NNN
CAM/TAX: \$7.38/SF (2026)

FOR MORE INFORMATION, CONTACT

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PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

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DEMOGRAPHICS (2024)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	1,879	26,985	101,266
Total Households	646	9,118	34,959
Average Household Income	\$141,219	\$141,931	\$133,747