



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Space For Lease

4333 Ball Rd NE
Blaine, MN 55014

AVAILABLE SPACE

- 20,638 Square Feet available
- Space available May 2027
- Ample parking with 100 stalls
- Has 1 drive through donation door
- 1 dock high door
- Right off 35W
- Close to other Big Box Retailers, Walmart, Fleet Farm, Aldi's, At Home, Michaels,
- Zoned Planned Business District, allows for several uses to include, churches, breweries, retail, office, event center, discount stores



Lease Rate:
\$15.00/sf NNN

FOR MORE INFORMATION, CONTACT

Mike Fisher

763-486-8247

mikefisher@premiercommercialproperties.com



PREMIER
COMMERCIAL
PROPERTIES

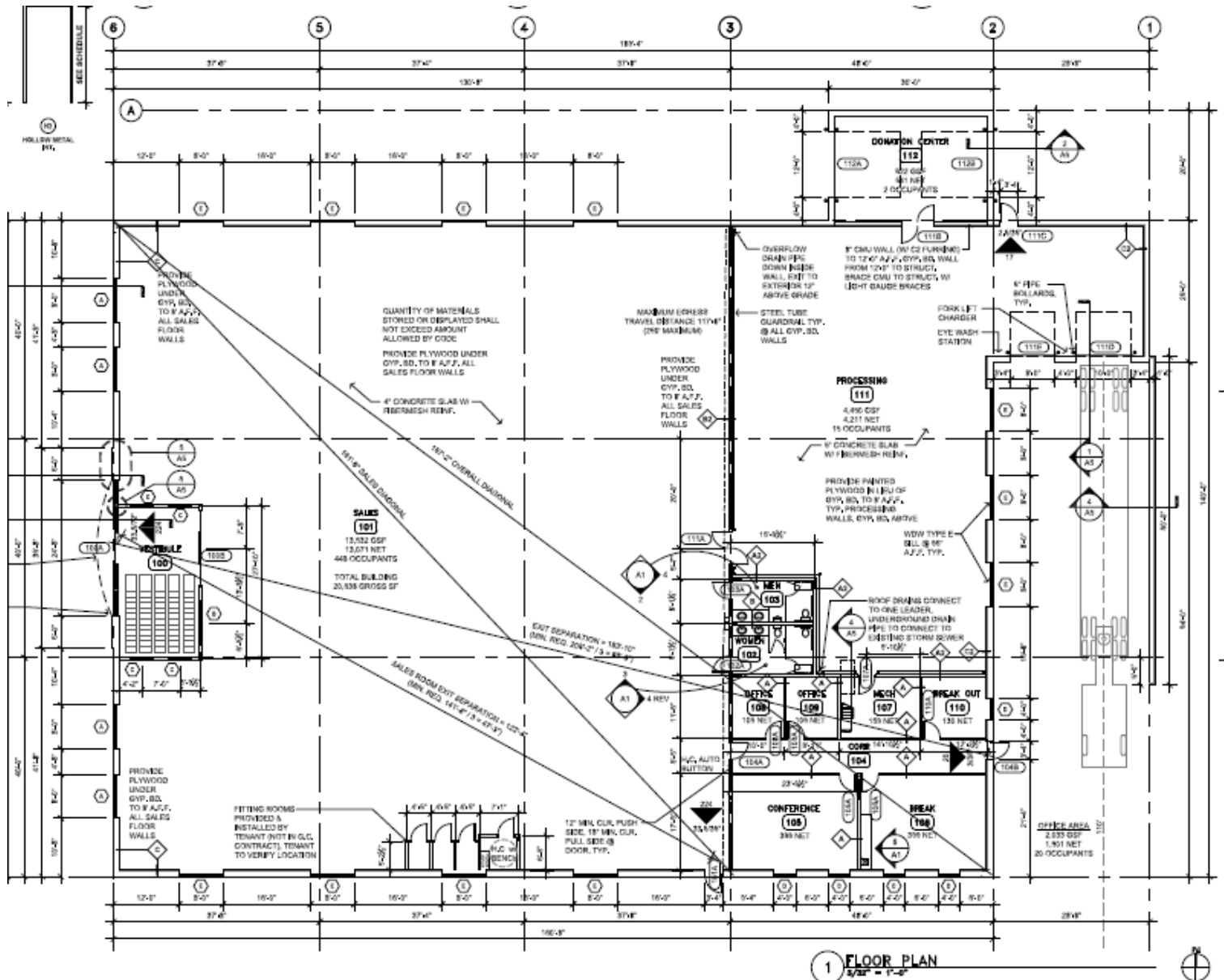
FOR LEASE

CONTACT: Mike Fisher

MOBILE: 763-486-8247

EMAIL: mikefisher@premiercommercialproperties.com

Floor Plan





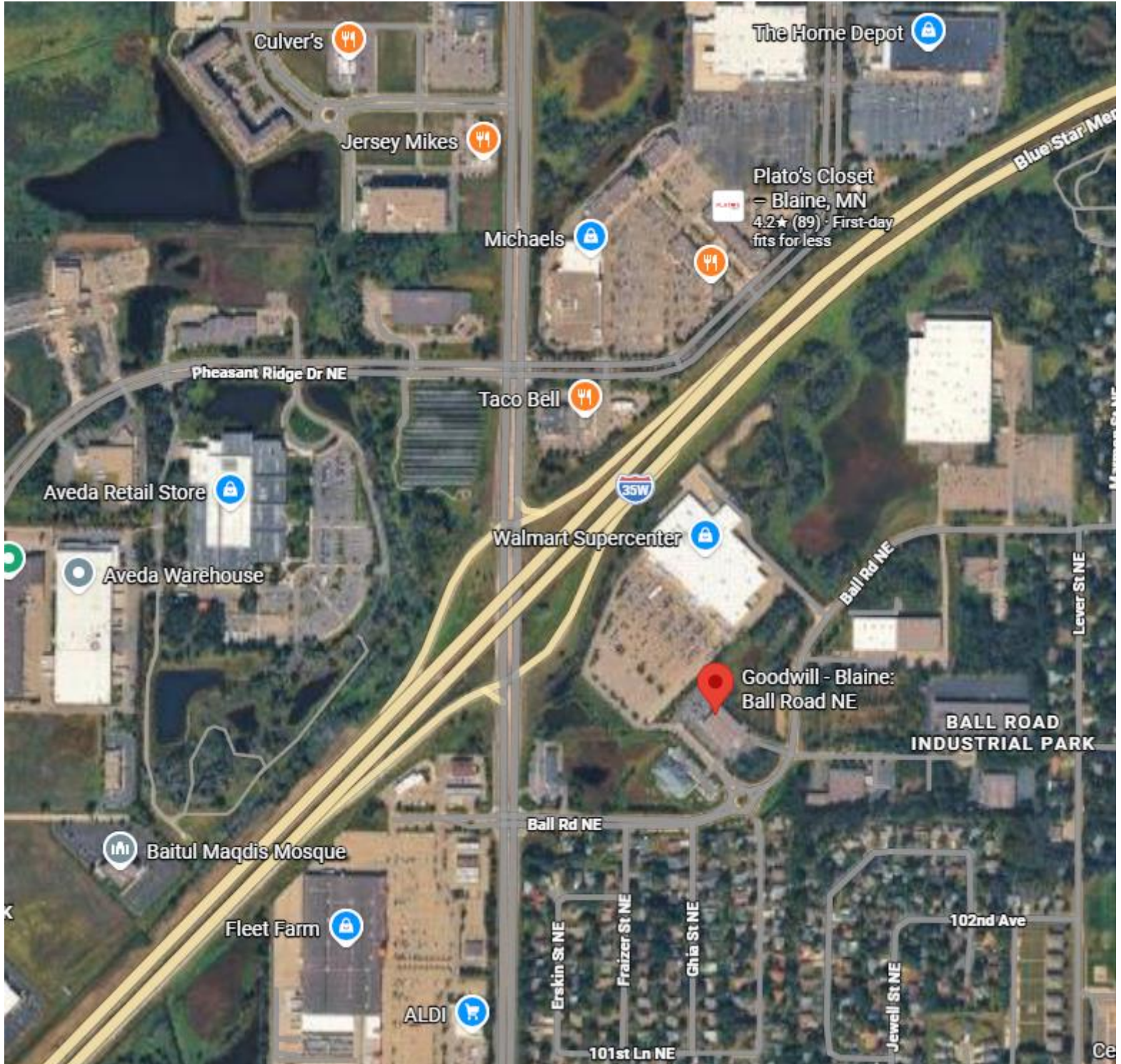
PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

CONTACT: Mike Fisher

MOBILE: 763-486-8247

EMAIL: mikefisher@premiercommercialproperties.com





PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

CONTACT: Mike Fisher

MOBILE: 763-486-8247

EMAIL: mikefisher@premiercommercialproperties.com

WHY THIS PROPERTY?

Located just off I-35W, this property offers exceptional accessibility, ample on-site parking with 100 stalls, and flexible features that can accommodate a wide range of users. The space includes a drive-through donation door and dock-high loading, providing added functionality for retail, donation-based, distribution, or other operational uses. Surrounded by established big-box retailers including Walmart, Fleet Farm, Aldi, At Home, and Michaels, the property benefits from a strong commercial presence and convenient access for customers, employees, and visitors.

Ideal Users

Thrift / Donation Retail

Discount / Closeout Retail

Church or Worship Center

Banquet hall / event center

Adult services

Showroom

Taproom / Entertainment Concepts

Wellness center

Outpatient Medical

Fitness / Indoor Recreation / Indoor Pickleball / Golf Simulators

Furniture, Home Goods, or Inventory-Heavy Retail



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

CONTACT: Mike Fisher

MOBILE: 763-486-8247

EMAIL: mikefisher@premiercommercialproperties.com



Demographics			
	2 miles	5 miles	10 miles
Avg Household Income	\$114,806.00	\$129,883.00	\$120,870.00
2025 Population	19,691	120,118	505,621
2030 Population Projection	20,507	123,337	514,562
Median Home Value	\$339,323	\$367,484	\$348,867
Median Age	40.2	40.4	40.3
White	15,100	88,883	348,741
Black	1,491	9,105	57,167
American Indian/Alaskan Native	145	540	2,476
Asian	1,233	10,547	43,138
Hawaiian & Pacific Islander	2	57	169
Two or More Races	1,720	10,987	53,930
Hispanic Origin	1,042	6,596	33,92