



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



## Retail Space for Lease

2701 Mounds View Blvd, Mounds View, MN 55112

### AVAILABLE SPACES

- Retail service space for lease; stand alone building.
- Block wall construction, built in 1973
- Total building size: 4,544 Land Size .71 acres
- Retail/showroom: 2,080 SF approx. 40' x 52'
- Warehouse: 1,276 SF approx. 44' x 29'
- (2) 10' drive in doors, 13' clear height unit heater, floor drains, storage area (1204 SF)
- Zoned B-3 Commercial retail / service uses
- High Visibility & easy access to Mounds View Blvd (17,000 vehicles/day – 2020)
- 21 marked surface stalls for parking



### PROPERTY DETAILS

Lease Rate: \$6,500.00/month + snow, lawn and utilities

### FOR MORE INFORMATION, CONTACT

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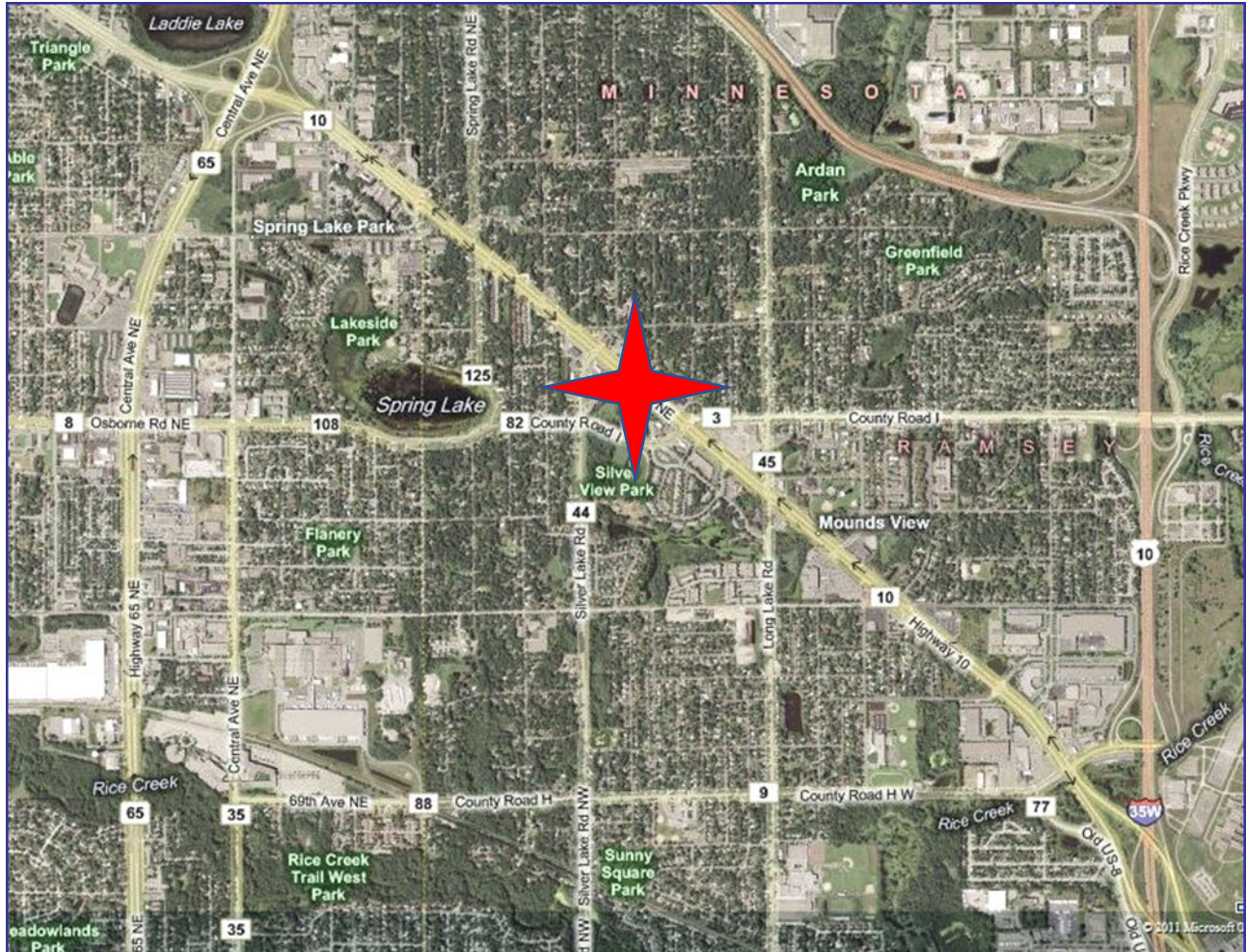
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Demographics (2022)	1 Mile	3 Miles	5 Miles
Population	5,279	34,931	92,675
Average Income	\$66,413.67	\$68,534.27	\$72,824.31
Total Households	6,100	21,398	51,467