



SUMMERHILL
Commercial Real Estate, LLC

OFFICE/RETAIL FOR LEASE

7535-7595 Lake Drive
Lino Lakes, MN 55014

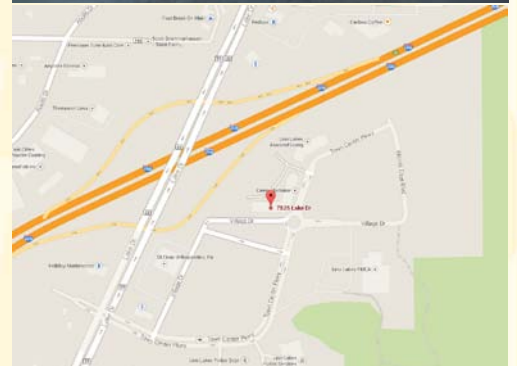


Square Footage: 1,000 - 14,600 (100% Useable SF).

Base Rental Rate: \$9.00 PSF.

Tax and CAM (2014): \$3.50 PSF.

- Main floor office/retail space available for lease now.
- Three (3) floors of leased out apartments above.
- Great visibility to Lake Dr w/11,100 vpd & I-35W w/ 39,600 vpd (2012/MNDOT).
- Near many retailers including Target, Kohls, Holiday Station, Banks, Caribou Coffee, Starbucks, Precision Auto, McDonalds, Dairy Queen, & many more.
- Located next to a very busy YMCA, Sr. Housing, & the Lino Lakes city offices.
- Vanilla shell improvements included in rate, additional improvements available.
- Excellent location at the busy intersection of Lake Dr (CR-23) & I-35W.
- Abundant glass in space w/high ceiling height.
- Ample parked building w/new landscaping and nicely designed exterior hardscapes providing potential opportunities for exterior seating.
- Solid construction building w/excellent infrastructure in space for flexible uses.
- Great newer development with a park located right across the street.
- Demographics: 2,870-1 mile, 21,584-3 miles, 60,816-5 miles (2013/ESRI).
- Avg HH income: \$104,260-1 mile, \$101,859-3 miles, \$110,480-5 miles (2013/ESRI).



For more information call:
Nick Houwman x5 or Peter Kordonowy, CCIM, x1

952.556.5151

or visit our website at:

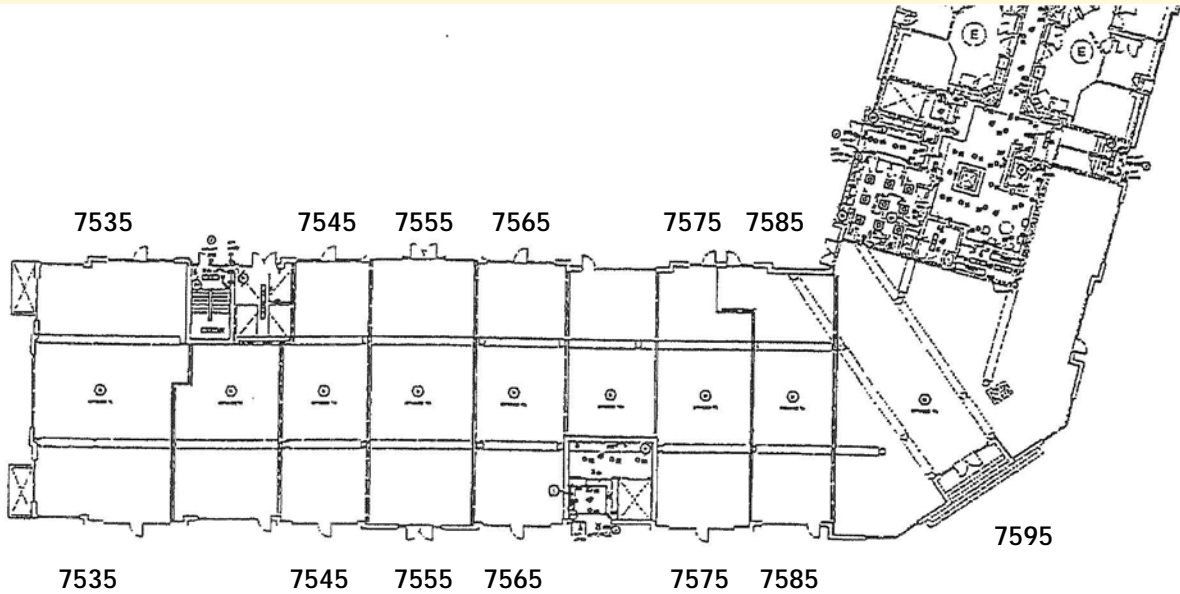
www.summerhillcommercial.com



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7535-7595 Lake Drive
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FIRST LEVEL BLDG. FLOOR PLAN
12.16.2017-11:00



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