



RICE CREEK RETAIL CENTER

5999 Rice Creek Parkway | Shoreview, MN 55126



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
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Two Retail Endcap Spaces For Lease

Rice Creek Retail is conveniently located off of 35W and County Road J. This high profile attractive center is situated in both a business and residential neighborhood. Country Inn and Suites is adjacent to the property. The spaces have natural lighting and an open floor plan. Many additional features with these turn key spaces. Great uses for the end cap units would be an ethnic grocery store, liquor store, sporting goods store, coffee shop, pastry shop, and restaurant.

Highlights & Features:

- Year built: 2002
- Ample parking
- ADA Accessible
- Co-Tenants: Red Ginger China Bistro, Quizno's Subs and Vita Day Spa

Demographics & Traffic Counts:

- 2016 Population: 5 miles - 151,173
- 2016 Average Household Income: 5 miles - \$68,520
- 145,000 vpd on I-35W and 24,900 vpd on County Road J

Space Available:

- Suite 101: 4,077 sf (end cap with drive-in door)
- Suite 105: 1,205 sf (former dry cleaners)
- Suite 108: 1,621 sf (turn-key end cap with drive thru - former coffee shop)
- Lease rate: \$10.00 psf net
- 2017 CAM and Tax: \$8.50 psf



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