



# BLAINE TOWN SQUARE

2331 108<sup>th</sup> Lane NE | Blaine, MN 55449

## For Lease – Premium Fully Equipped End-Cap Pizza Space With Drive Thru!

Blaine Town Square is conveniently located at the busy intersection of 109th Avenue NE and Radisson Road NE in the rapidly growing community of Blaine. This attractive center serves the local airport, businesses, neighbors and sports visitors. Join co-tenants: Subway, Jordan a Salon & Day Spa, Hart Clinic and Ackerman Acupuncture.

### Space Available:

- Suite 150: 1,760 sf
- 2018 CAM/Tax: \$12.75 psf
- Lease Rate: Negotiable



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
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### Highlights and Features:

- Fully equipped pizza space: hood, range, freezer, stainless steel prep station, industrial mixer and carts
- Rare end cap with drive-thru
- 1 mile to the Blaine National Sports Center
- Great visibility
- High vehicle traffic count
- 59 parking spaces
- Signage available
- Professionally managed
- Area tenants: CVS, Anchor Bank, Holiday Station Stores, New Horizon Academy, Blaine Parks & Recreation Department and more
- Coming Soon: Kwik Trip, new elementary school and a proposed new youth sports complex

### Demographics and Traffic Counts:

- 2018 Average Household Population: 1 mile - 5,595, 3 miles - 24,164, 5 miles - 83,571
- 2018 Average Household Income: 1 mile - \$113,068, 3 miles - \$91,394, 5 miles - \$80,540
- Traffic Counts: Radisson Rd NE S - 19,100 vpd, Radisson Rd NE N - 20,100 vpd, 109th Ave West - 18,400 vpd, 109 Ave E - 7,600 vpd

**MARY LINDELL**

612.747.9854

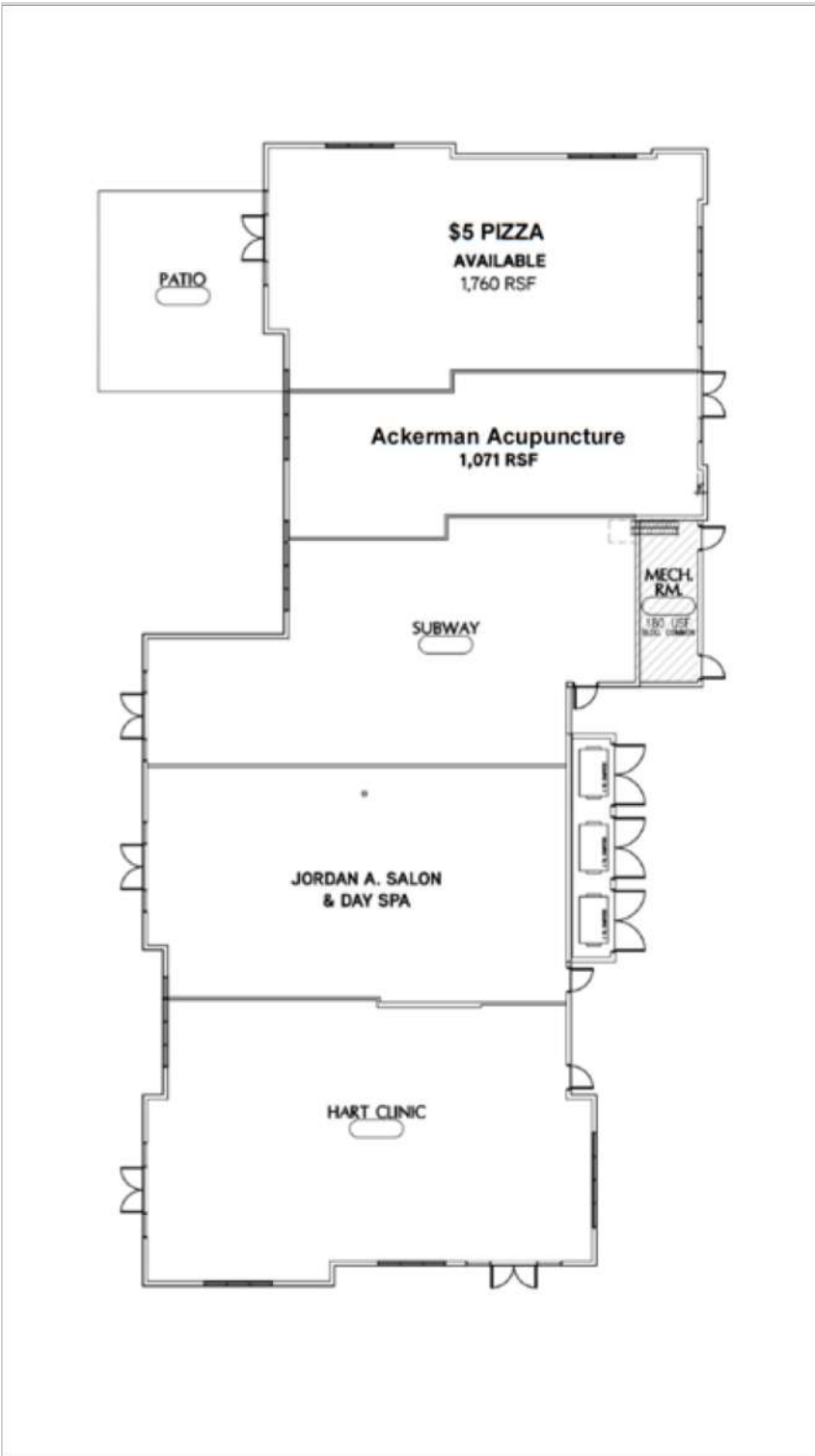
[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

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Site Plan



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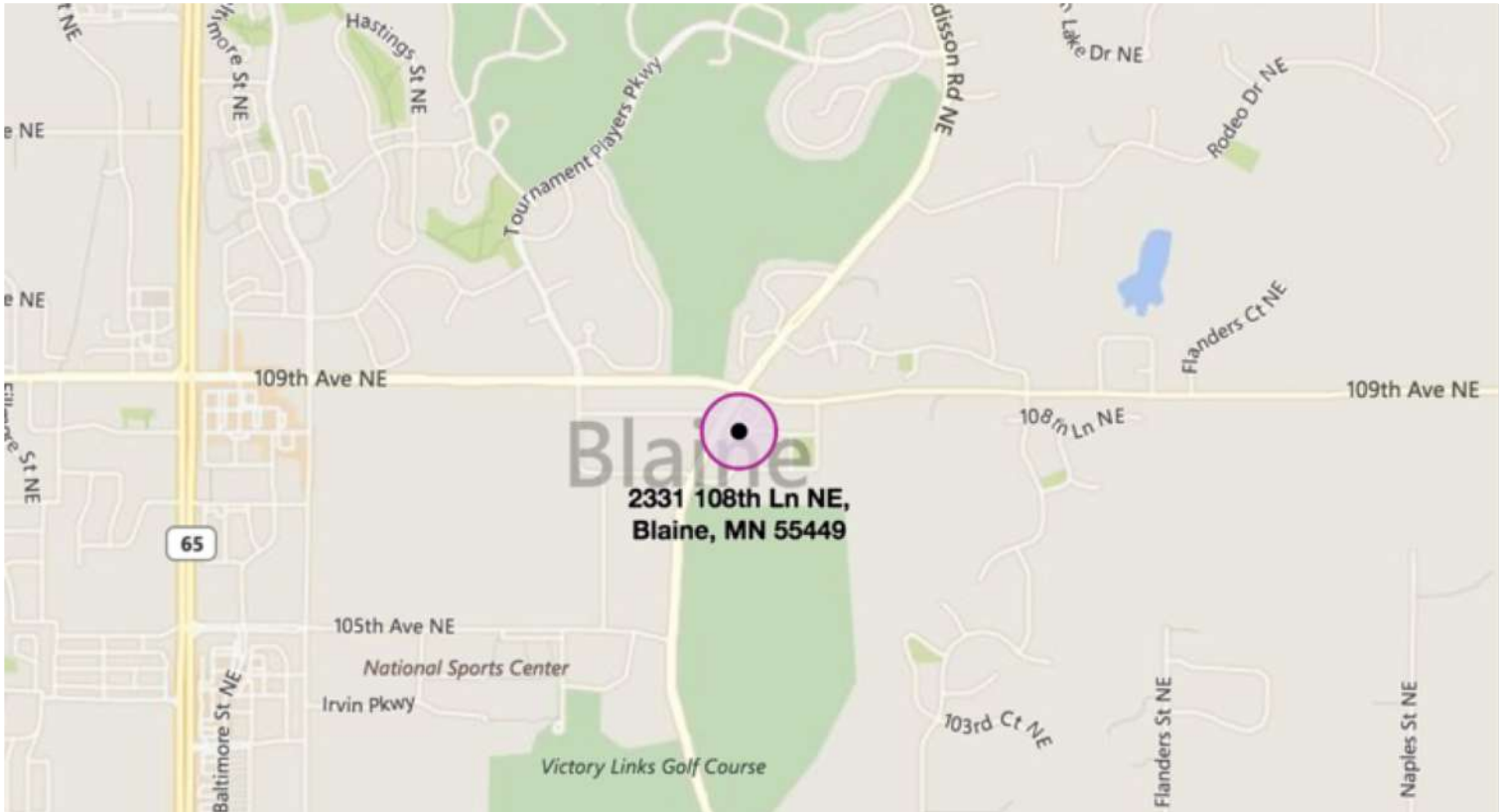
## Equipment



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## Map



## Aerial



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