



Retail for lease

Mounds View Square

2573 Mounds View Blvd | Mounds View, MN 55112

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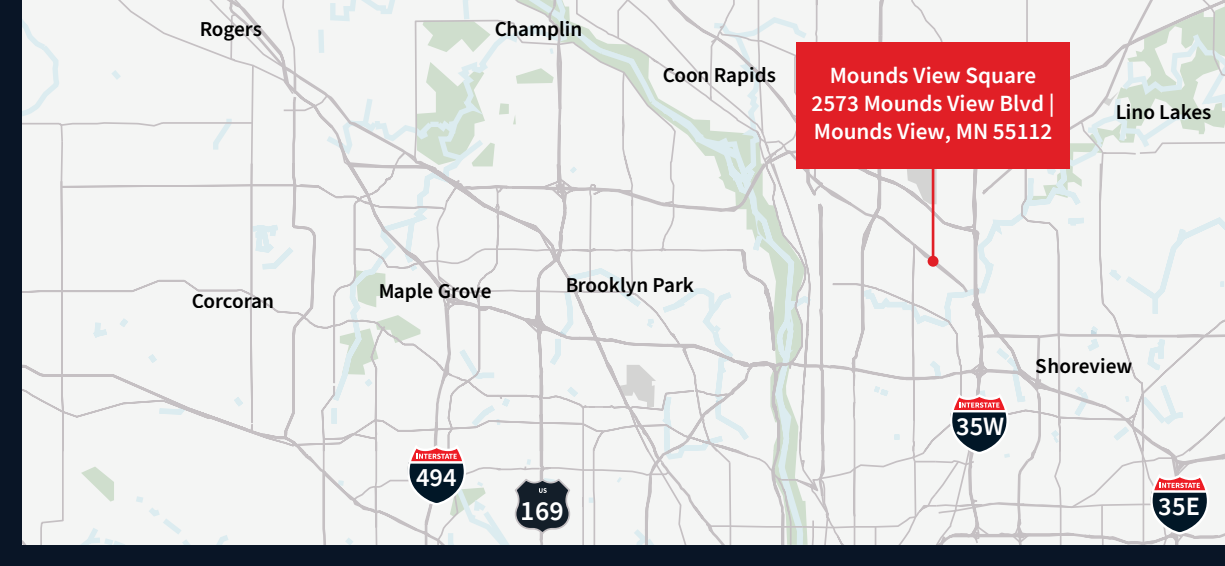
Mounds View Square

Property highlights

- Aldi anchored center with strong mix of national and local retailers
- Signalized intersection
- Excellent visibility and signalized access from County Highway 10
- Co-tenants include: Aldi, Planet Fitness, Caribou Coffee, and more

Location	2573 Mounds View Blvd Mounds View, MN 55112
Description	101,973 SF Retail Center
Available	3,460 - 11,075 SF
Expenses	
Cam	\$3.51 PSF
Re Taxes	\$2.37 PSF
TOTAL	\$5.88 PSF
Traffic counts	
County Hwy 10	19,500 vpd
County Road I	6,500 vpd

* Source: MNDOT 2023 Study Averages



Area tenants



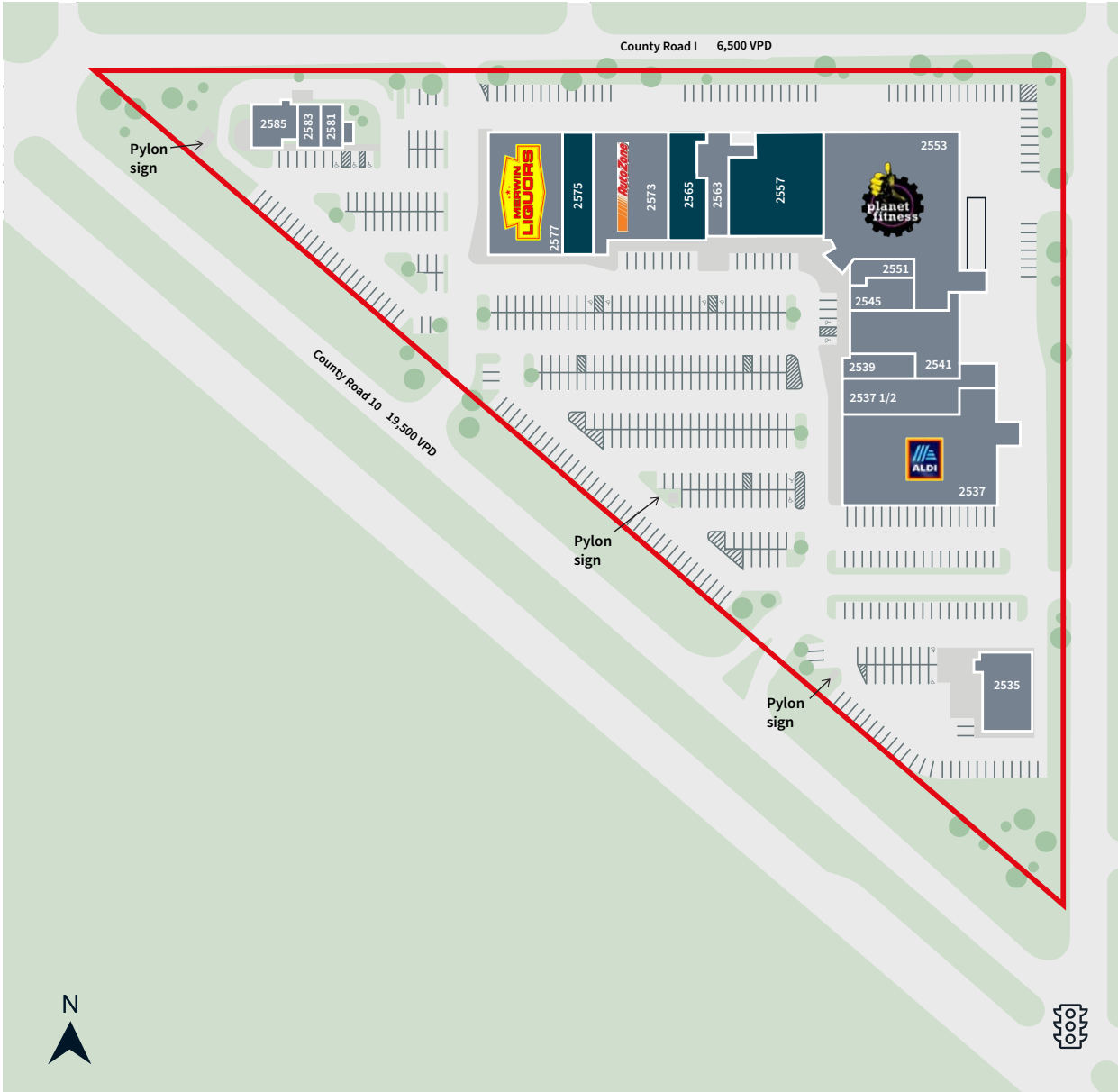
Radius	1 mile	3 miles	5 miles
Population	11,657	63,720	199,087
Median HH income	\$82,423	\$83,039	\$83,937
Average HH income	\$105,189	\$106,574	\$109,216

* Source: 2024 Esri Forecasts based on the Census 2000 and 2010 data converted by ESRI into 2020 geography

Site plan

Suite	Tenant	Square footage
2535	Dos Hermanos	4,000 SF
2537	Aldi	19,133 SF
2537 1/2	Shifty's Barbershop	2,508 SF
2539	Tobacco Store	1,390 SF
2541	Anytime Fitness	5,076 SF
2545	\$5 Tan	2,553 SF
2551	Platinum Nails	1,458 SF
2553	Planet Fitness	25,115 SF
2557	Available	11,075 SF*
2563	Pink Flower Restaurant	2,611 SF
2565	Available	4,309 SF
2573	Auto Zone	9,560 SF
2575	Available	3,460 SF
2577	Merwin Liquors	10,725 SF
2581	Little Ceasars Pizza	1,310 SF
2583	H&R Block	925 SF
2585	Caribou Coffee	1,639 SF

*Demiseable



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