

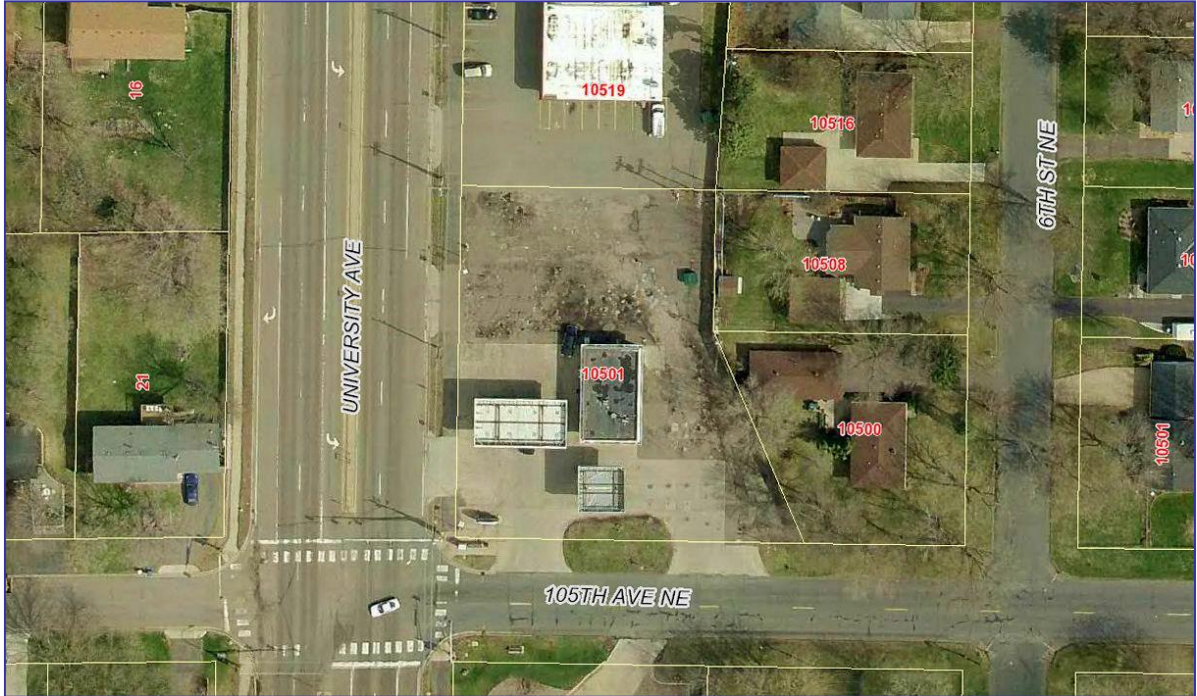


**Site Location Map**  
**10501 University Ave.**



# For Sale or Redevelopment

## 10501 University Ave NE Blaine, MN



### PROPERTY FEATURES

- Redevelopment opportunity
- Approximately .64 acres (27,767 sq ft)
- Approximately 187 feet of frontage on University Ave.
- New office or retail
  - Current owner will remove tanks, pumps & canopy
  - Current Tenant can vacate building for sale
- Keep / expand existing building or demo and rebuild
- High visibility and access, signage to University Ave NE
- 17,400 vehicles per day (MNDOT 2012)

SALE PRICE: \$250,000 Taxes: \$6,874.27 (2014)

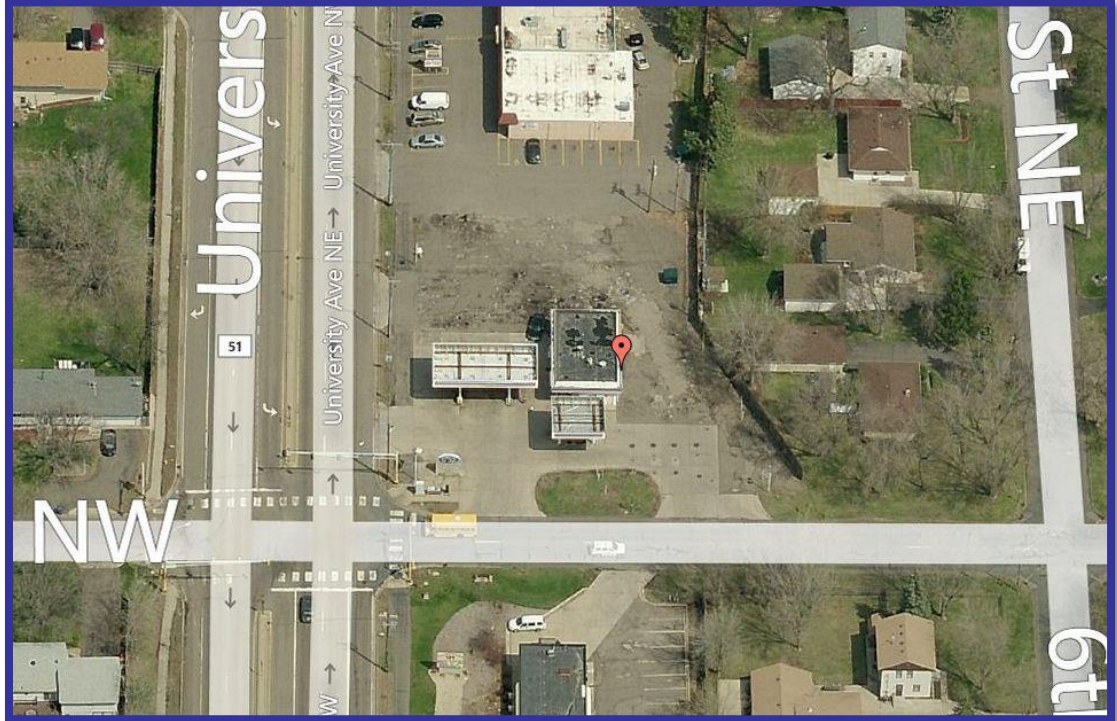
For More Information Contact: MARTY FISHER  
PREMIER COMMERCIAL PROPERTIES, INC.  
6897 139<sup>th</sup> Lane NW Ramsey, MN 55303  
763.862.2005

[www.premiercommercialproperties.com](http://www.premiercommercialproperties.com)



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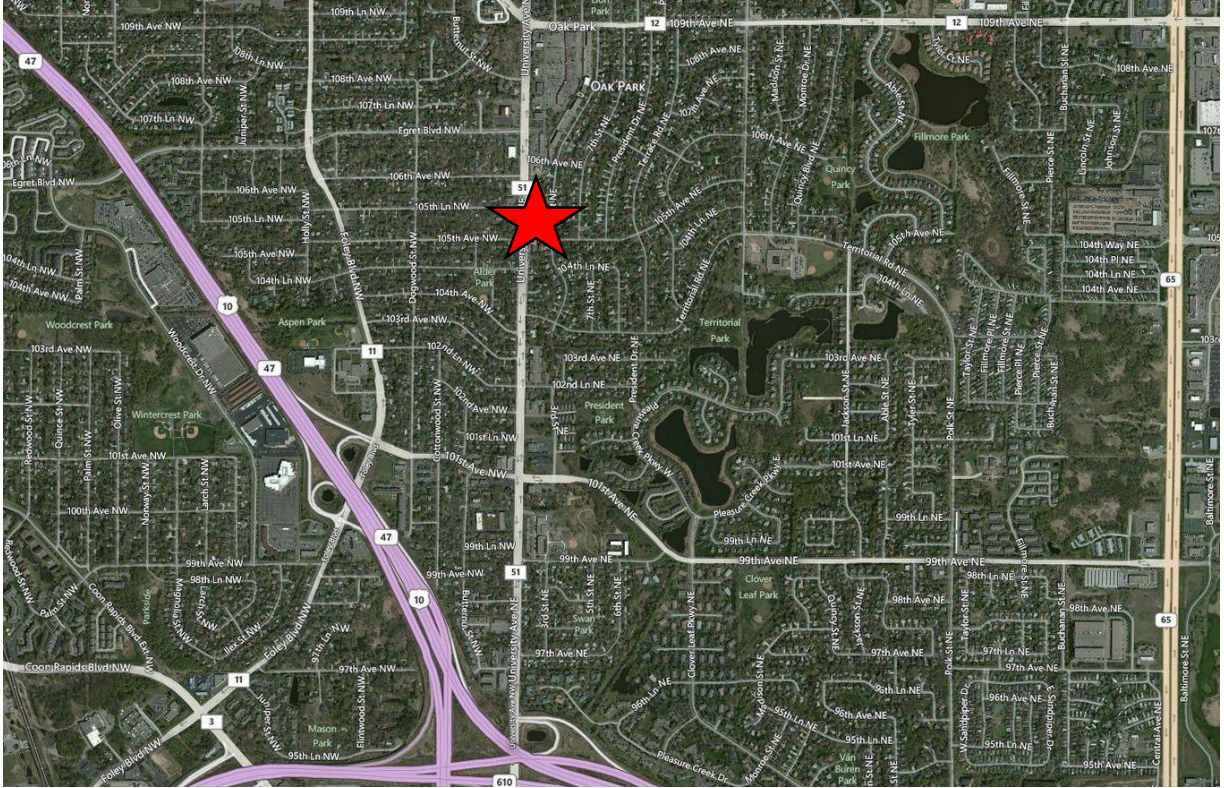
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# For Sale or Redevelopment

## 10501 University Ave NE Blaine, MN



### DEMOGRAPHICS (2013)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	12,245	72,003	183,614
Total Households	4,439	28,266	68,243
Total Families	3,226	19,140	49,042
Average Household Income	\$67,631	\$73,143	\$83,049

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# GAS STATION

10501 University Ave NE | Blaine MN



2,304 SF Building Available For Sale

**Josh Huempfer**

612.435.8522

josh@upland.com

**Blake Martin**

612.436.8521

blake@upland.com

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

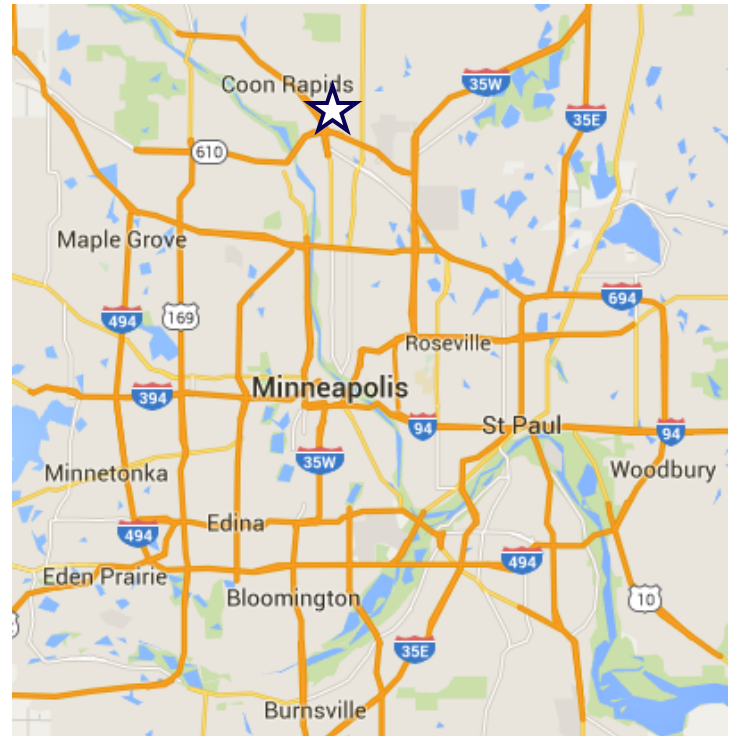


Main: 612.332.6600

Fax: 612.376.4489

## PROPERTY INFORMATION

<b>ADDRESS</b>	10501 University Ave NE
<b>CITY, STATE</b>	Blaine, MN
<b>BUILDING SIZE</b>	2,304 SF
<b>YEAR BUILT</b>	1961
<b>LOT SIZE</b>	0.66 Acres
<b>SALE PRICE</b>	\$350,000
<b>TAXES</b>	\$6,622
<b>MARKET</b>	Northeast
<b>PROPERTY TYPE</b>	Gas Station
<b>COUNTY</b>	Anoka
<b>ZONING</b>	B-2



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	12,015	72,422	187,054
<b>MEDIAN HH INCOME</b>	\$59,158	\$61,427	\$70,476
<b>AVERAGE HH INCOME</b>	\$72,623	\$75,250	\$84,817
<b>MEDIAN AGE</b>	37.0	37.6	37.3

## AREA RETAILERS

Walgreens  
\$5 Pizza  
Captive Elements  
Beauty Nails  
Flowerama

## TRAFFIC COUNTS

<b>UNIVERSITY AVE</b>	18,300 vpd
<b>105TH AVE NE</b>	6,000 vpd

## HIGHLIGHTS

- Access to property from both University Ave and 105th Ave NE
- Property is on University Ave, offering a significant amount of traffic with 18,300 vehicles per day
- Located near Blaine National Sports Center

