



GOODWILL ARDEN HILLS

1103 County Road E | Arden Hills, MN 55112

Confidential - 17,743 SF Retail Space Available For Sublease!

1103 County Road E is conveniently located off of I-694. This 17,743 sf retail building has great visibility, easy access, and sits in a major retail hub of Arden Hills. Neighboring tenants include Cub Foods, Trader Joe's, Super Target, Caribou Coffee, Raising Canes, Starbucks, Chipotle Mexican Grill, Shoreview YMCA, Davanni's Pizza, Walgreen's, The Tavern Grill, Anytime Fitness, Great China, Frattalone's Ace Hardware, Five Guys and more.



Highlights and Features:

- Year built: 2016
- 2 dock doors
- 2 drive in doors
- High traffic counts

Demographics and Traffic Counts:

- Average Population: 1 mile - 2,869, 3 miles - 30,766 and 5 miles - 87,600
- Average Household Income: 1 mile - \$86,397, 3 miles - \$78,138 and 5 miles - \$80,235
- Traffic Counts: 15,400 vpd - County Rd E, 21,300 vpd Lexington Avenue, 120,000 vpd on I-694

Space Available: 17,743 sf

- CAM: \$2.18 psf and Tax: \$4.48 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

MARY LINDELL

612.747.9854

mary@christiansonandco.com

MARILYN FRITZE

612.804.4364

marilyn@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Building Photo



Building Photo

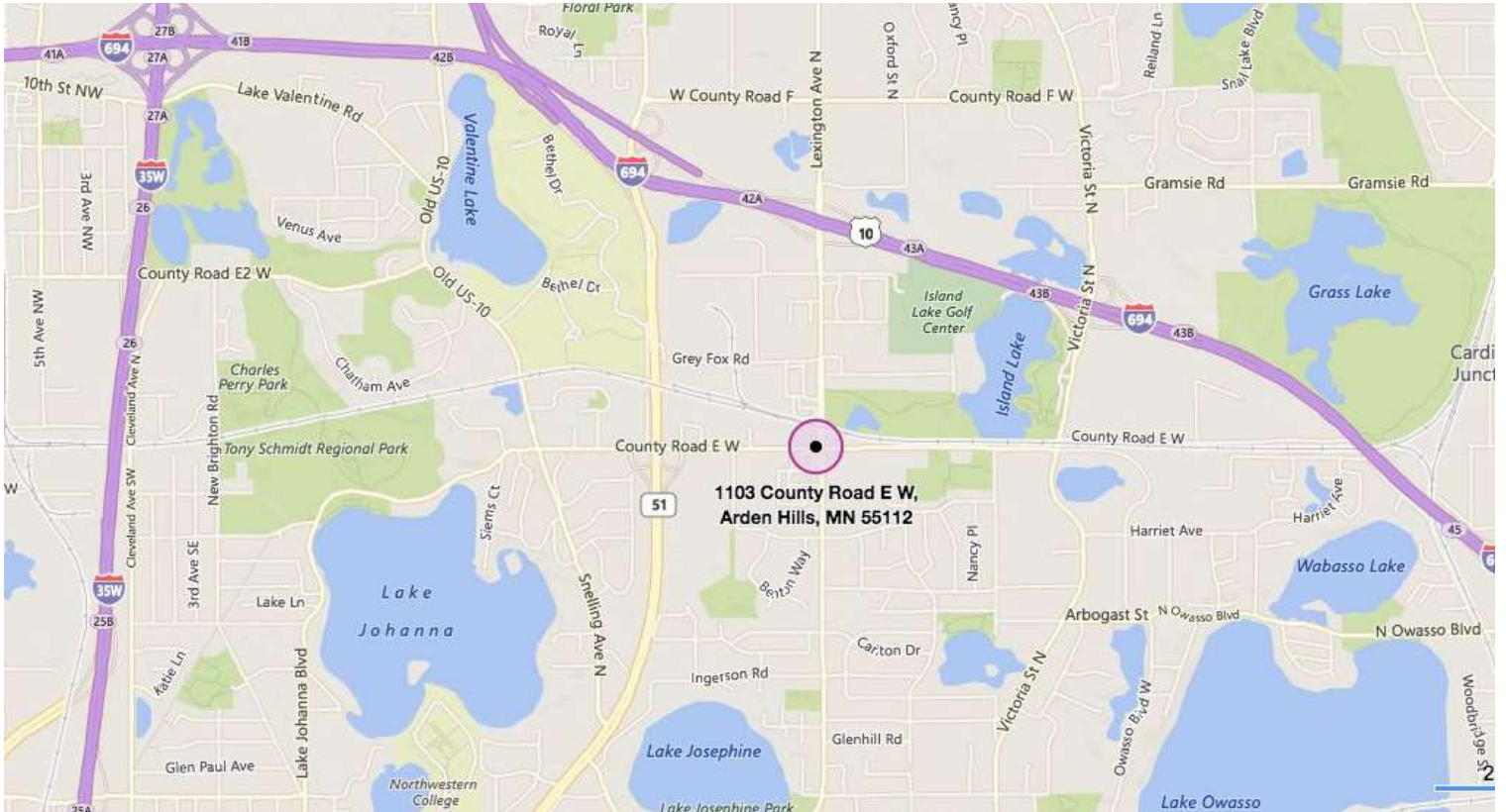


This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

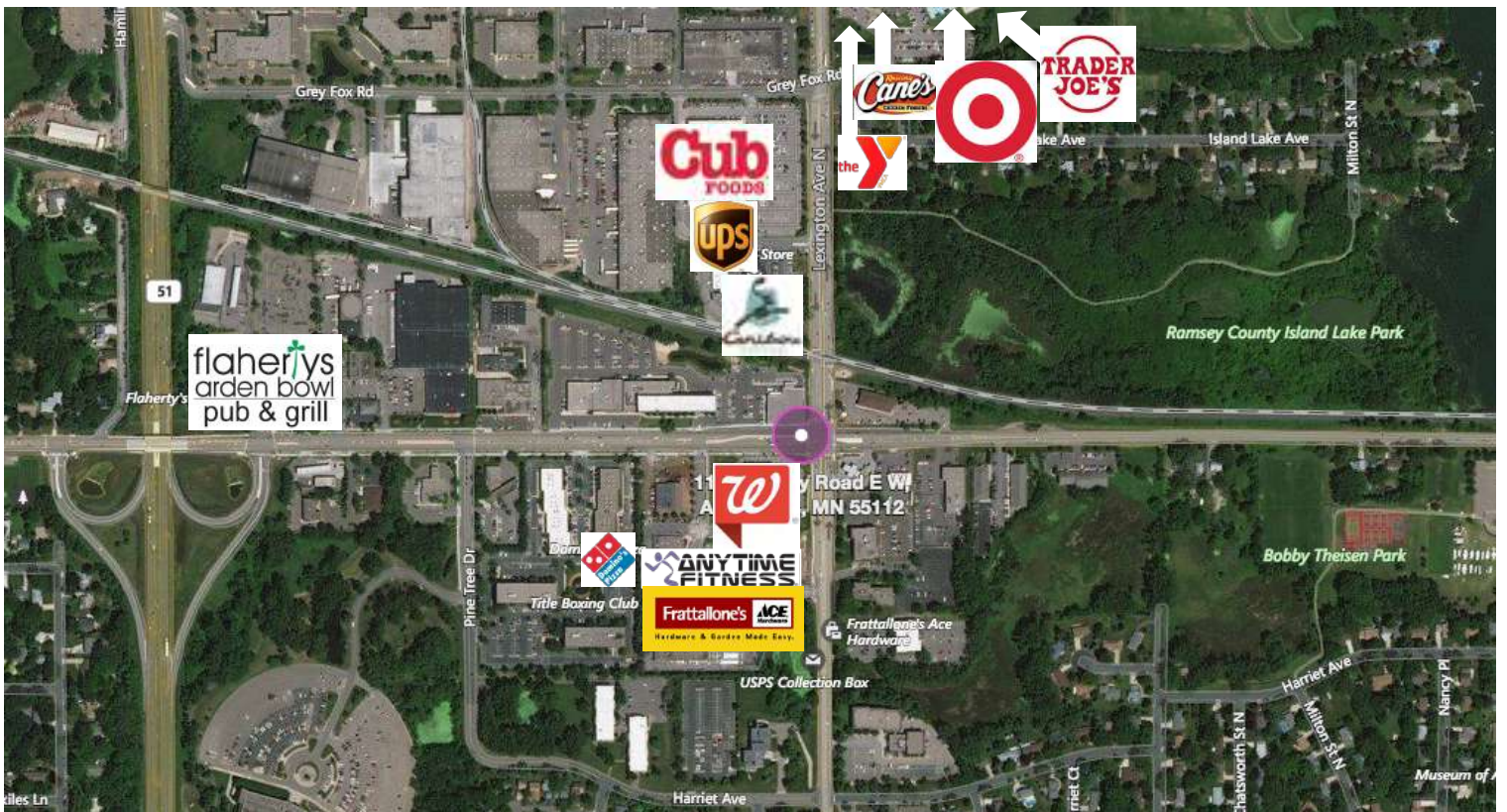
www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Map



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.