

# GRAMSIE SQUARE SHOPPING CENTER

EXISTING STORE FRONT RETAIL SPACE  
&  
NEW CONSTRUCTION ADDITION

3999 Rice Street | Shoreview, MN | 55126



New Construction Next to Gramsie Square  
Up to 8,000 SF Ready to Break Ground!

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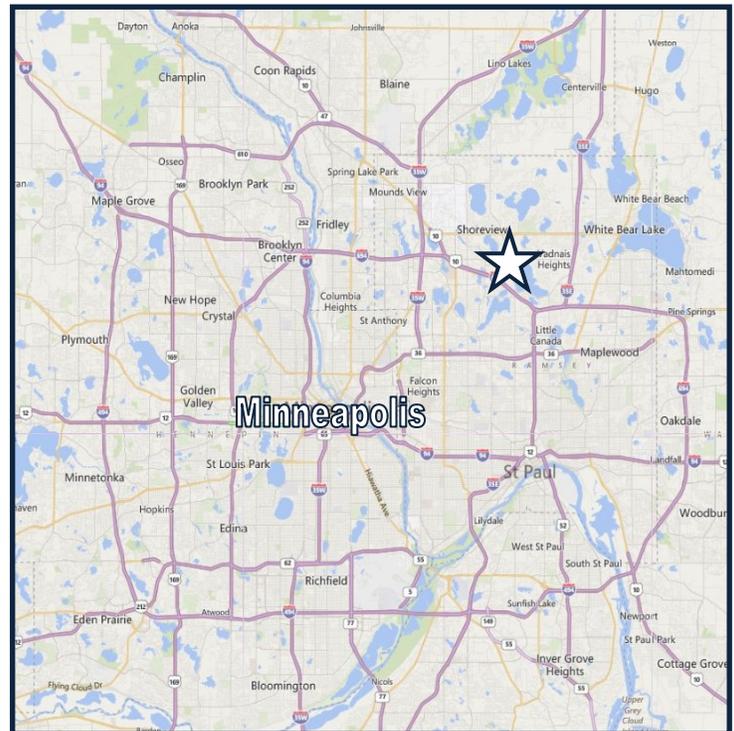
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	3999 Rice Street
<b>CITY, STATE</b>	Shoreview, MN
<b>BUILDING SIZE</b>	12,108 SF w/ 8,000 SF expansion
<b>LOT SIZE</b>	2.09 Acres
<b>SPACE AVAILABLE</b>	1,070 (Inline existing center) 1,056 SF (Inline available 8/18)
<b>TOTAL CONTIGUOUS</b>	2,126 SF
<b>AVAILABLE PROPOSED</b>	New construction up to 8,000 SF Ready to break ground
<b>LEASE RATE</b>	\$14.00 - \$16.00 Net PSF
<b>CAM 2019</b>	\$4.84 PSF
<b>TAXES 2019</b>	\$3.95 PSF
<b>TOTAL 2019 CAM &amp; TAX</b>	\$8.79 PSF
<b>PARKING</b>	85 Stalls



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	4,212	52,109	144,545
<b>DAYTIME POPULATION</b>	757	36,391	106,106
<b>AVERAGE HH INCOME</b>	\$139,706	\$109,917	\$96,681
<b>MEDIAN AGE</b>	45.5	44.4	42.1

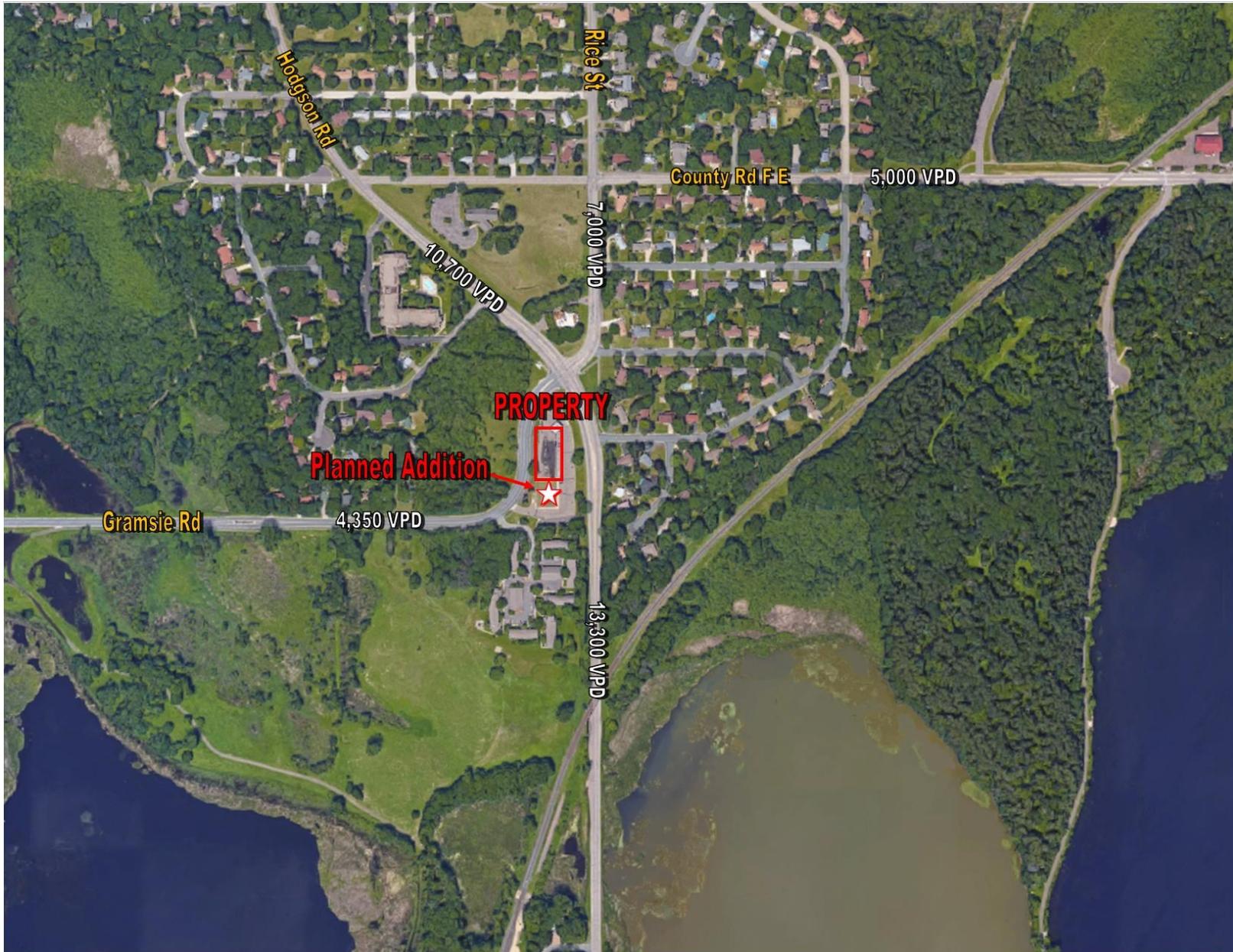
**CURRENT TENANTS**

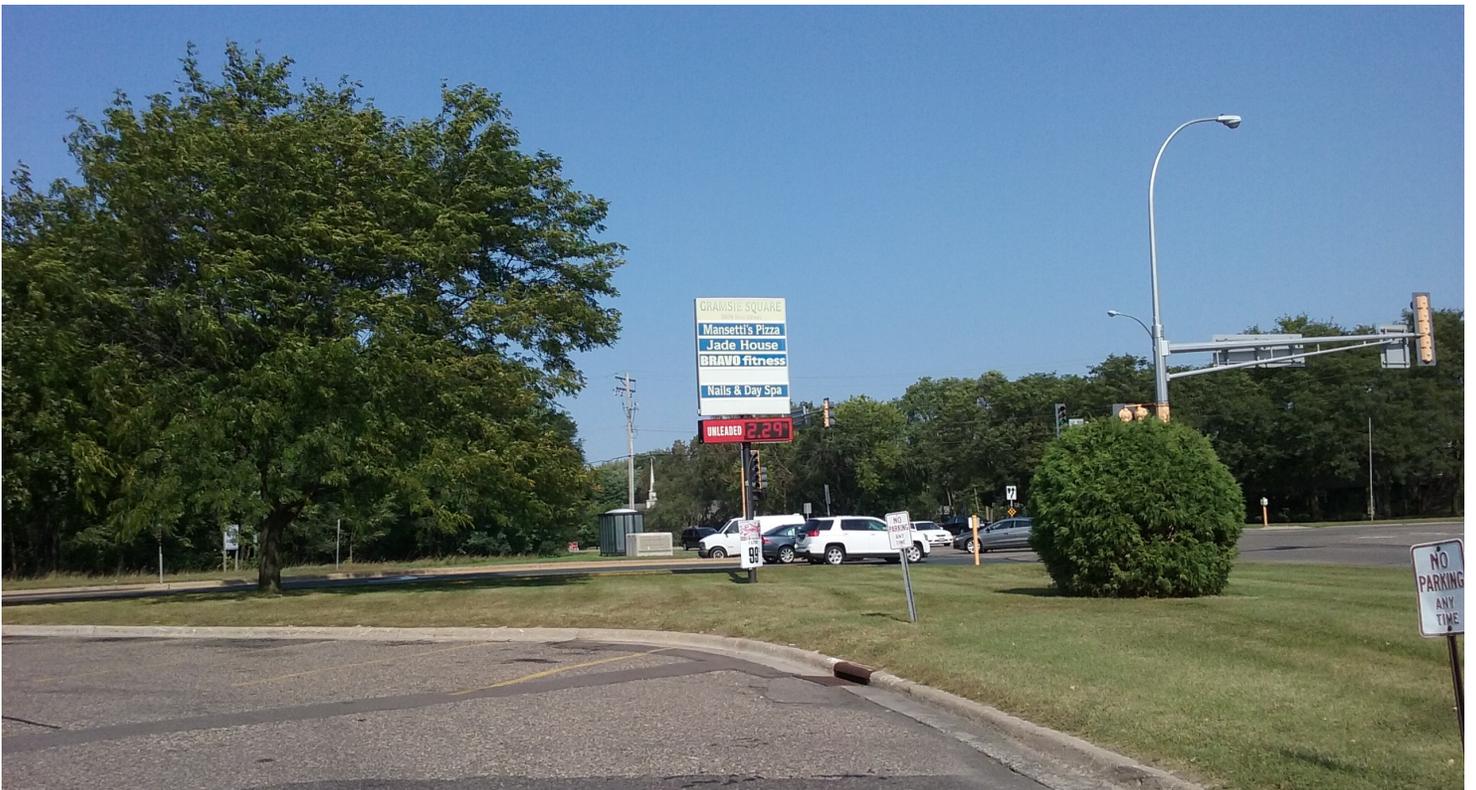
- State Farm
- Corner Mart
- Fantastic Nails
- Jade House Restaurant
- Mansetti's Pizza & Pasta

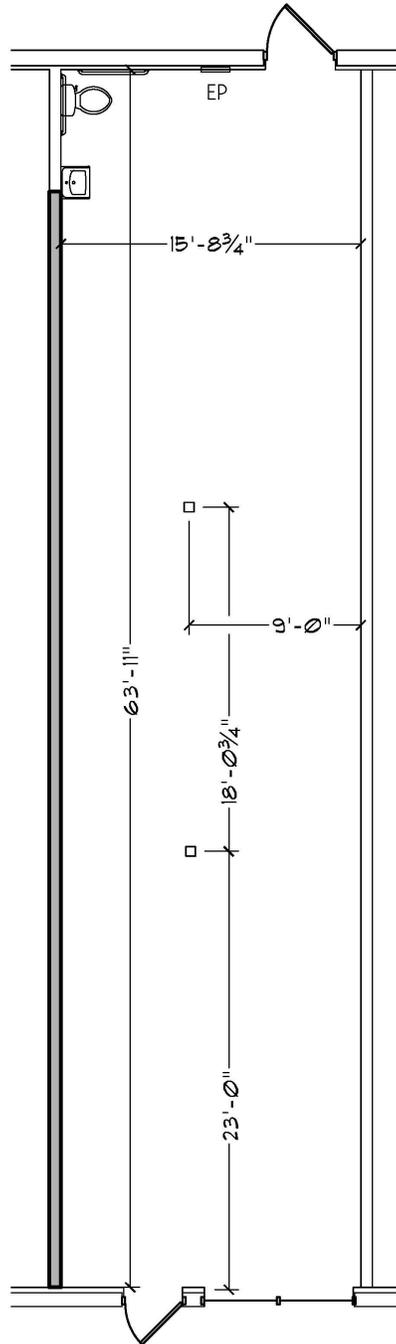
**COMMENTS**

GRAMSIE SQUARE IS A GREAT NEIGHBORHOOD CENTER WITH RETAILERS THAT HAVE BEEN SERVICING THE SHOREVIEW COMMUNITY FOR DECADES. THE CENTER HAS BEEN GIVEN A NEW FAÇADE TO GIVE IT AN UPDATED AND ATTRACTIVE AESTHETIC APPEAL. ANCHORED WITH THE CORNER MARKET, GAS C-STORE THE SHOPPING CENTER HAS A STRONG DAILY TRAFFIC THROUGH THE DAY. VISIBILITY ALONG RICE STREET IS SUPERB AND ACCESS FROM RICE STREET IS QUICK AND CONVENIENT. GRAMSIE SQUARE HAS ATTRACTED EXCELLENT RESTAURANTS INCLUDING THE JADE HOUSE, AND MANSETTI'S ITALIAN RESTAURANT WHICH HAS BEEN A MAIN STAY FOR THIS CENTER FOR OVER 20 YEARS. IN ADDITION, GRAMSIE SQUARE OFFERS COSMETIC SERVICES INCLUDING HAIRCUTS/COLOR, NAIL AND PEDICURE SERIES AND PERSONAL FITNESS TRAINING. THIS NEIGHBORHOOD SHOPPING CENTER IS PERFECT FOR ADDITIONAL QUICK SERVICE RESTAURANTS, AND OTHER PROFESSIONAL SERVICES INCLUDING, BUT NOT LIMITED TO, INSURANCE, TAX PREPARATION, COMPUTER REPAIR, CELL PHONE, CHIROPRACTIC CARE AND VETERINARIAN SERVICES. THE DEMOGRAPHICS FOR THIS AREA PROVE TO BE STRONG WITH OVER 52,000 PEOPLE RESIDING IN A THREE MILE RADIUS AND SOLID MEDIAN HOUSEHOLD INCOMES OF \$79,261 WITHIN THE SAME RADIUS. DAY TIME EMPLOYEES IN THE AREA SHOW OVER 36,000 PEOPLE WORKING WITHIN 3 MILES OF THE CENTER.

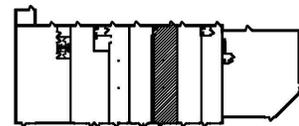
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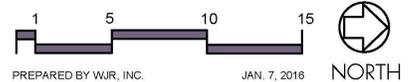


KEY PLAN - 1ST FLOOR



**SUITE 104 - 1,070 RSF\***

\* RSF = MEASURING LINES TAKEN FROM EXTERIOR OF EXTERIOR WALLS, CENTER OF DEMISING WALLS AND TENANT SIDE OF MECHANICAL ROOMS



PREPARED BY WJR, INC.

JAN. 7, 2016

NORTH

