

# 9242 HUDSON BLVD

9242 Hudson Blvd, Lake Elmo, MN 55042



## RETAIL/WAREHOUSE SPACE AVAILABLE

### PROPERTY HIGHLIGHTS

- 45,570 SF building on 5.16 acres
- Zoning: GB (General Business)
- Excellent visibility from I-94: over 96,000 vehicles per day
- Several new housing developments under construction surrounding this site
- Building and pylon signage

### AREA MAP



### CURRENT AVAILABILITY:

#### Retail Space for Lease

Suite 100

14,041 SF

- 8,931 SF retail/flex with an additional 5,110 SF of mezzanine space

Rent: Negotiable

#### Split Space for Lease

Suite 500

10,700 SF

- 5,000 SF Retail
- 5,700 SF Warehouse

Rent: Negotiable



### Derrick Jensen

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## DEMOGRAPHICS

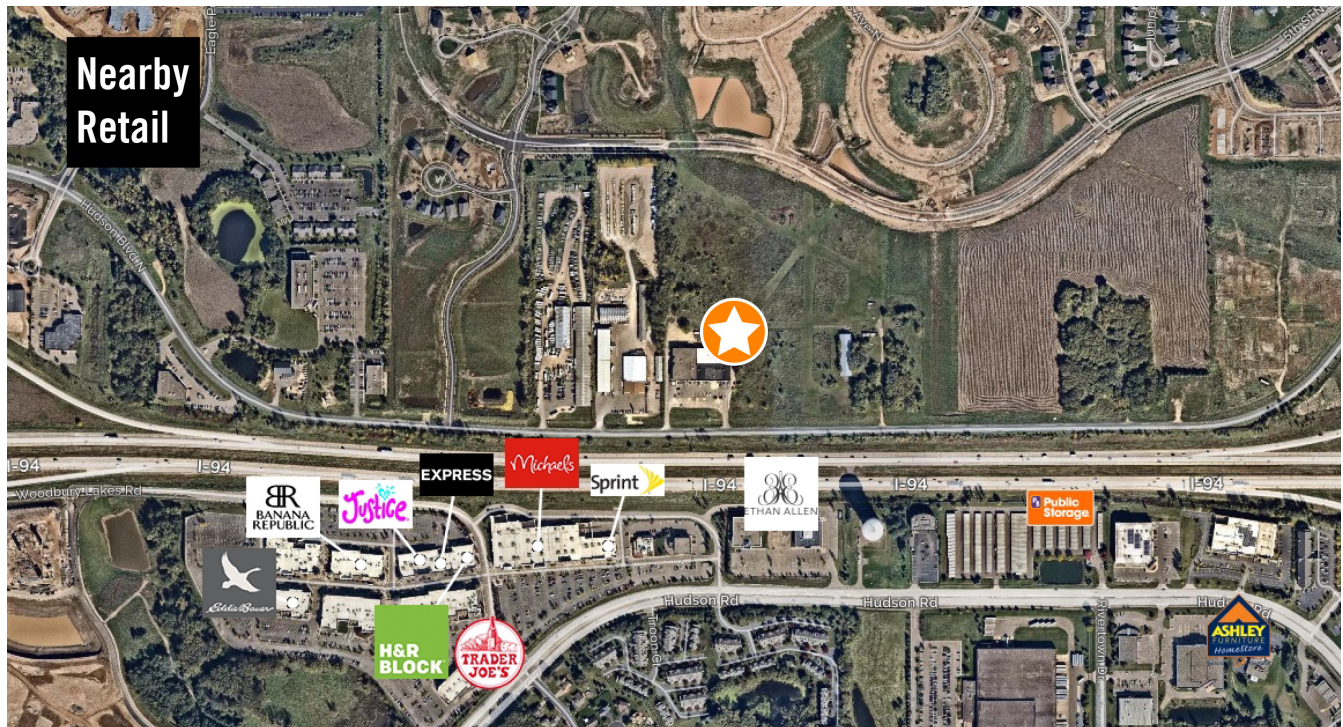
POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,194	111,673	426,675
Median age	36.1	36.3	35.6
Median age (Male)	35.1	35.1	34.4
Median age (Female)	36.8	37.5	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,532	41,875	159,231
# of persons per HH	2.7	2.7	2.7
Average HH income	\$118,221	\$102,069	\$81,019
Average house value	\$324,697	\$301,388	\$278,682

\* Demographic data derived from 2010 US Census

## AERIAL MAP



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