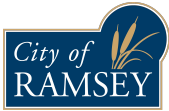


7900 Sunwood Dr NW (Northstar Marketplace)
7900 Sunwood Drive | Ramsey, MN | US | Anoka County
Available SF: 9,284 | Lease Rate: \$32 | Lease Terms: Negotiable



Building Type:	Retail
Available SF:	9,284
Total SF:	96,356
Number of Stories:	1
Zoning:	Retail, Commercial, Industrial
Site Size:	9.41 Acres
Year Built:	2005
Within City Limits:	Yes
Lease Rate:	\$32
Lease Terms:	Negotiable
Lease Rate Note:	Upon Request
Last Updated:	Dec 11, 2023

Realtor/Owner Contact

Andy Schneider
Phillips Edison & Company
(513) 417-4369 | aschneider@phillipsedison.com

Property and Area Description

Property Highlights: Signage; located off Highway 10; Anchored by Coborn's, a leading grocer in the greater Minneapolis-St. Paul marketplace. Tenants include Acapulco, State Farm, Subway, Caribou Coffee. Spaces available all 1st Floor: Suite 200 (3367 SF/Medical build out), Suite X700 (1025 SF), Suite x100 (1456 SF). Rental rate \$22-32/SF/Yr

Population

	325,903	1,206,733	2,643,097
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	118,952	457,515	1,049,481
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 10 (0.5 mi.)
Nearest Interstate: I-35/I-94 (15 mi.)
Nearest Airport: Anoka Co Regional Airport (Janes Field) (12 mi.)
Nearest Commercial Airport: MSP Int'l Airport (35 mi.)
Distance to Mass Transit: .5
Rail Served: Unknown
Rail Served By: BNSF Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Connexus Energy
Natural Gas: CenterPoint Energy
Water: City of Ramsey
Sewer: City of Ramsey
Telecommunications: Xfinity/Comcast

Sean Sullivan | Economic Development Manager | City of Ramsey
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