



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: \$1.71 psf, Insurance: \$.39 psf and Tax: \$4.74 psf



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Building Photo



Building Photo

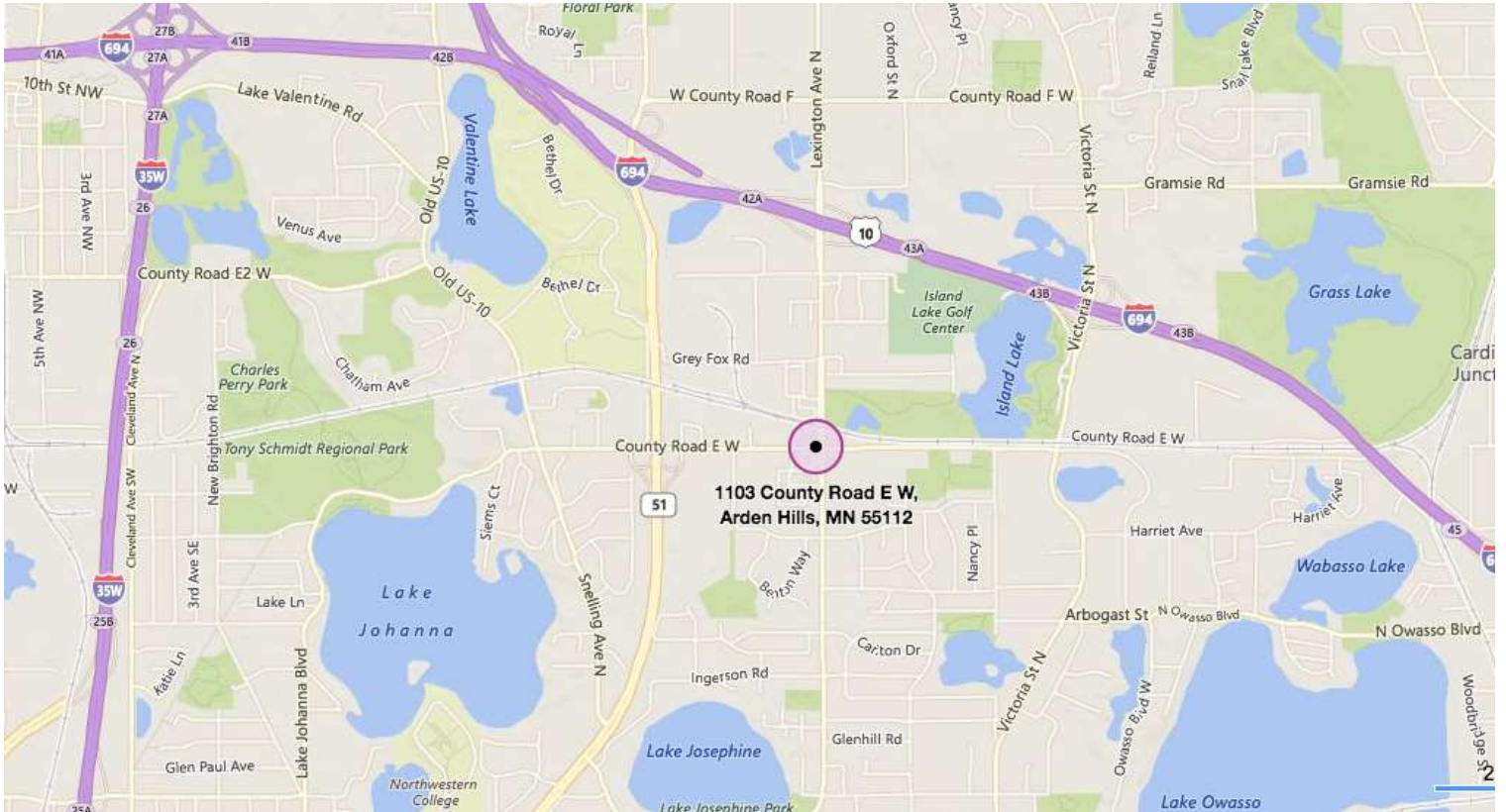


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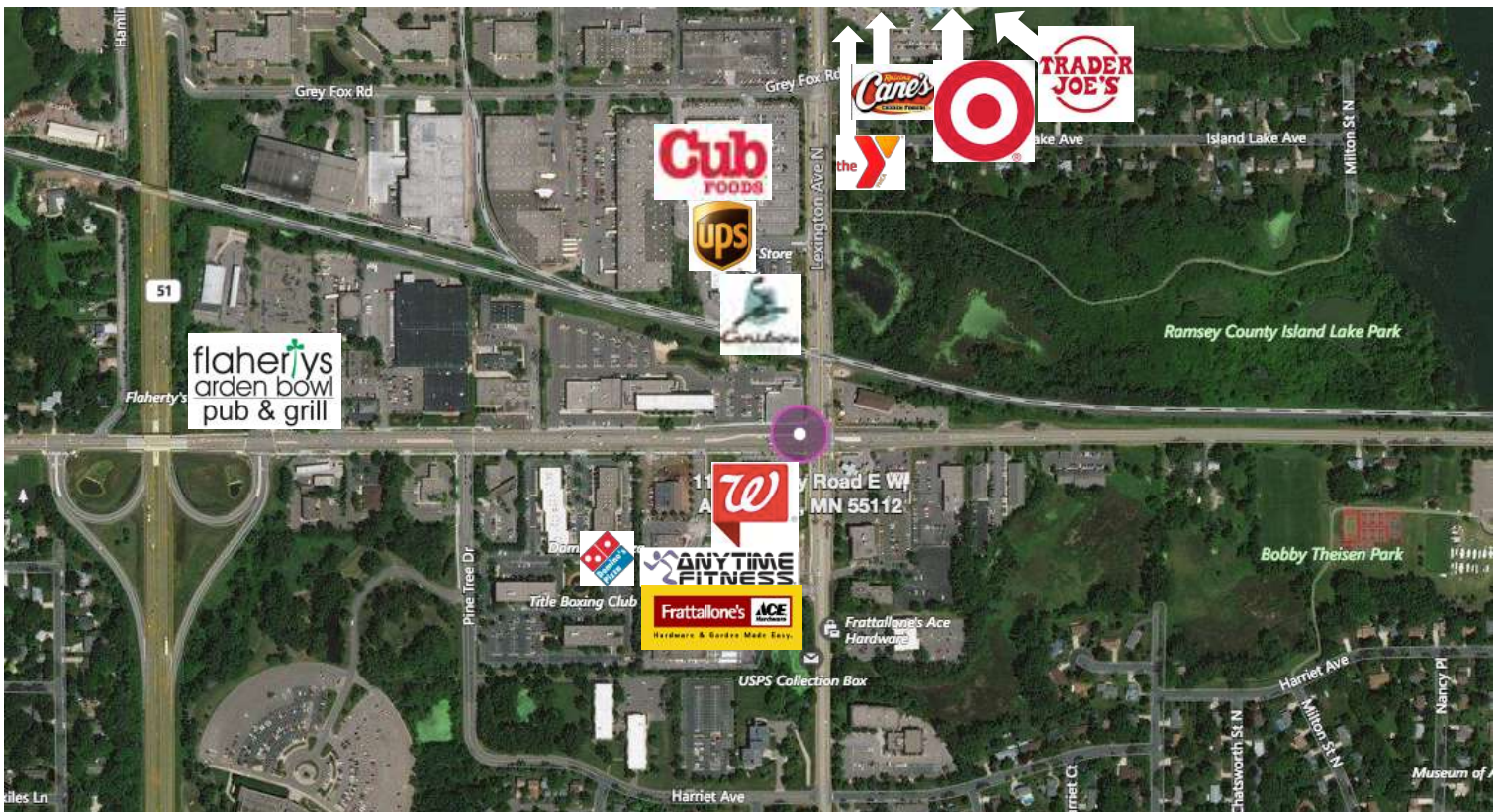
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Map



Aerial



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