



# GOODWILL FRIDLEY

5660 Main Street | Fridley, MN 55432

## Confidential - 26,643 SF Retail Space For Sublease Adjacent To Home Depot!

5660 Main Street NE is conveniently located off of I-694. This a 26,643 sf retail building anchored by Home Depot, has great visibility and borders the Fridley market. Neighboring tenants include Cub Foods, Caribou/Einstein Bagels, Great Clips, Sprint, Duluth Trading, Teppanyaki Grill & Buffet, McDonald's, Zantigo's, Burger King and more.



### Highlights and Features:

- Pylon opportunity facing I-694
- Two blocks from Northstar passenger rail stop
- 114 parking spaces
- Open floor plan

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 5,666, 3 miles - 53,331 and 5 miles - 151,959
- Average Household Income: 1 mile - \$59,494, 3 miles - \$62,148 and 5 miles - \$64,443
- Traffic Counts: 5,900 vpd on Main St. and 158,000 vpd on I-694

### Space Available: 26,643 sf

- CAM: \$2.59 psf, Insurance: \$.21 psf and Tax: \$2.86 psf



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## Building Photo



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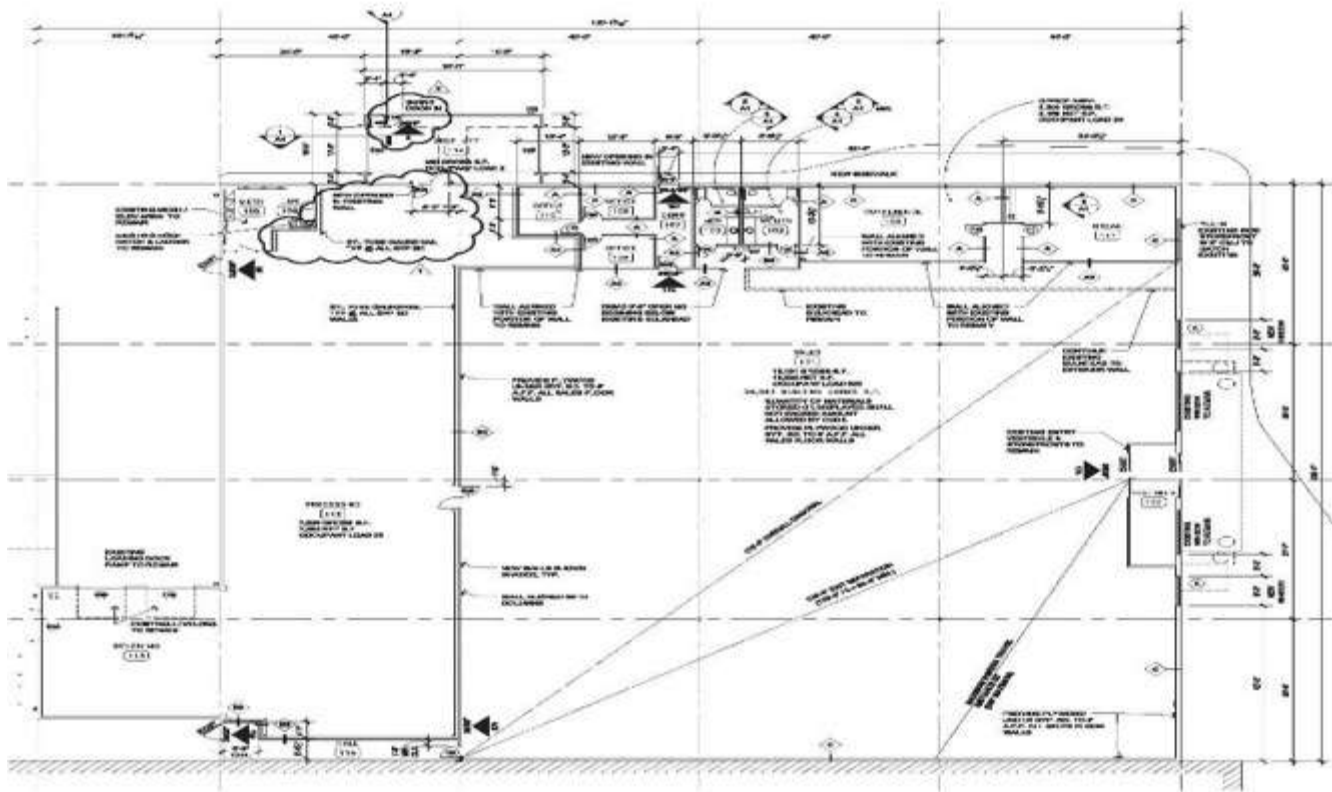
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## Site Plan



## Aerial



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