



1001 East Moore Lake Drive | Fridley, MN 55432

## Retail Space For Lease In Busy Neighborhood Center!

Moore Lake Commons West is conveniently located off of the busy intersection of Highway 65 NE and East Moore Lake Drive. This attractive neighborhood center offers easy access and convenience. Join neighboring tenant Life Time Fitness.

### Space Available:

- Suite 1061: 1,500 sf
- Suite 1091: 1,580 sf
- 2019 CAM: \$2.22 psf and Tax: \$2.89 psf
- Lease Rate: Negotiable

### Highlights and Features:

- Pylon signage available
- Strong retail corridor in Fridley
- 1 mile from I-694
- Parking: 337 spaces
- Co-tenants: New Horizon Academy, Dave's Sport Shop, Ax-Man Surplus Stores, Big Bob's Flooring, Subway, Kings Korean & Sushi, Seoul Foods, Tiffany Nails, All Deals, Dentistry For The Entire Family
- Area tenants: Life Time Fitness, Crooners Lounge & Supper Club, Salvation Army Family Stores, Moore Than Dance, American Family Insurance, Wong's Gourmet, Grandpa's Ice Cream, Chanticlear Pizza, Corner Home Medical, Salon Amore, Shortstop Bar & Grill, White Pine Assisted Living, Ziebart, Banquets of Minnesota, Skyline Veterinary Hospital

### Demographics and Traffic Counts:

- 2019 Average Population: 1 mile - 4,405, 3 miles - 48,937 and 5 miles - 130,174
- 2019 Average Household Income: 1 mile - \$71,138.63, 3 miles - \$66,668.27 and 5 miles - \$66,337.38
- Traffic Counts: 30,500 vpd - Hwy 65, 7,600 vpd - East Moore Lake Drive and 6,800 vpd - Central Avenue



**Christianson & Company**  
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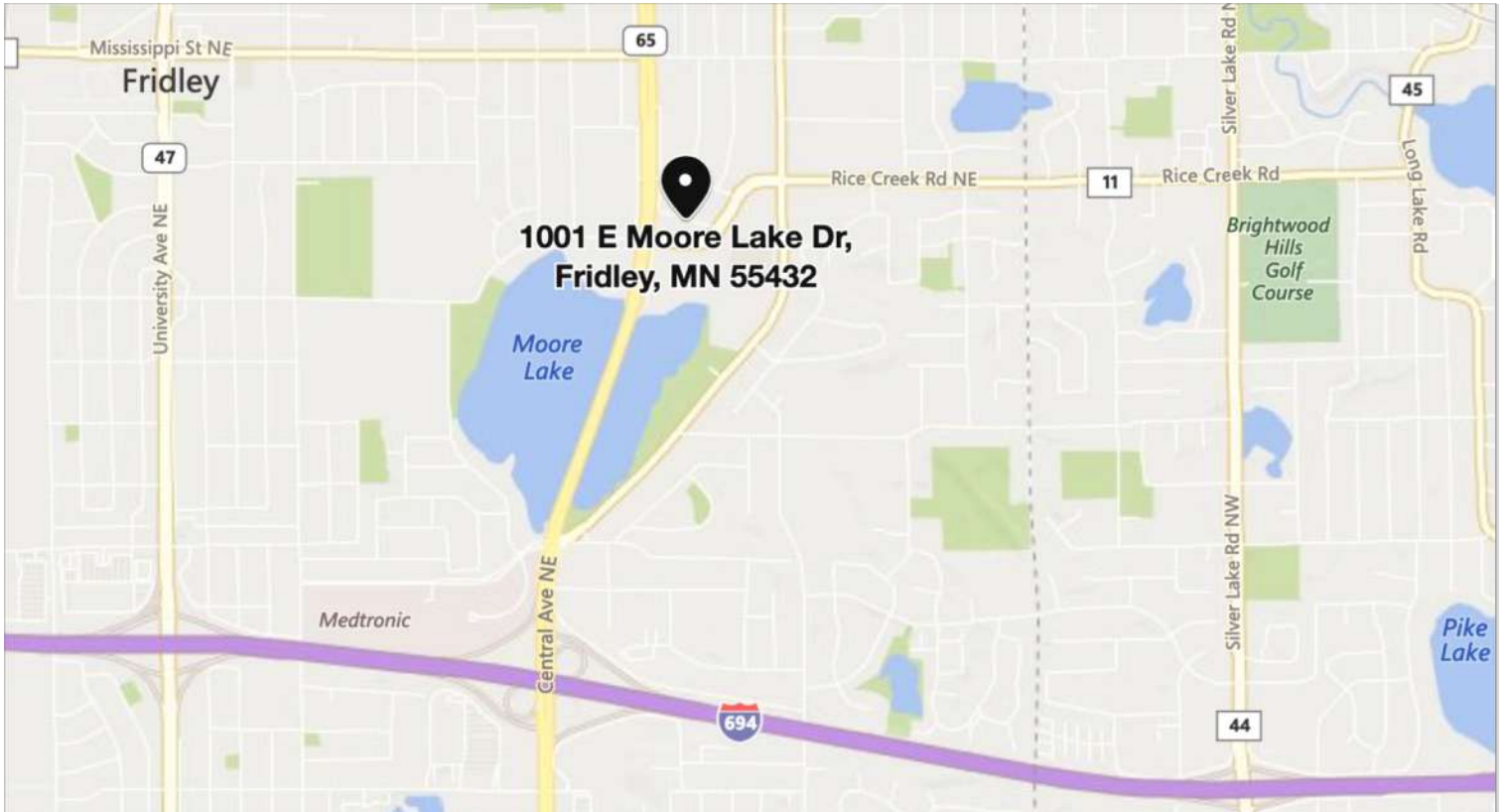
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# Site Plan

Suite 999 New Horizon Academy	
Suite 1001 Dave's Sport Shop	
Suite 1011   EZ Cash	
Suite 1015   A & O Tobacco	
Suite 1021 Ax Man Surplus	
Suite 1025/1027 Big Bob's Flooring	
Suite 1029   Subway	
Suite 1031   Fantasy Gifts	
Suite 1051 Kings Korean Cuisine	
SUITE 1061   VACANT	
Suite 1071 Seoul Foods	
Suite 1081 Tiffany Nails	
SUITE 1091 AVAILABLE	
Suite 1099 Family Dentistry	

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# Map



# Aerial



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