

RETAIL / OFFICE FOR LEASE

SILVER VIEW PLAZA

2544-2574 Moundsview Drive, Mounds View, MN 55112



OFFERING SUMMARY

AVAILABLE SF:	1,600 SF
LEASE RATE:	\$12.00 SF/yr (Net)
2022 TAX/CAM:	\$6.86/SF/yr
	B-2
BUILDING SIZE:	34,850 SF

PROPERTY OVERVIEW

Located in Mounds View with easy access to Highway 10 which is the primary traffic corridor for Mounds View and serves as the retail hub for the area. This stretch of 10 sees over 21,500 VPD. Nice mix of tenants including Independent School District #621, Fantastic Sams, and Domino's Pizza.

Zoned B-2 (Limited Business District) with permitted uses such as bank, offices, finance, health/beauty services, medical/dental offices, florist shop, delicatessen, and all B-1 Neighborhood Business District usages.

Silver View Plaza is easily accessible via I-35W, Hwy 65 (Central Avenue), Long Lake Road, and Silver Bell Road. Across from ALDI, Dollar General, and Ramsey County Library.

Traffic Counts:

Highway 10 (Mounds View Blvd) Over 21,500 vpd | County Road I - 6,800 vpd

PROPERTY HIGHLIGHTS

- 1,600 SF In-Line Space
- Building and pylon signage available
- 2022: CAM & Taxes \$6.86

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

MATTHEW KLEIN, CCIM
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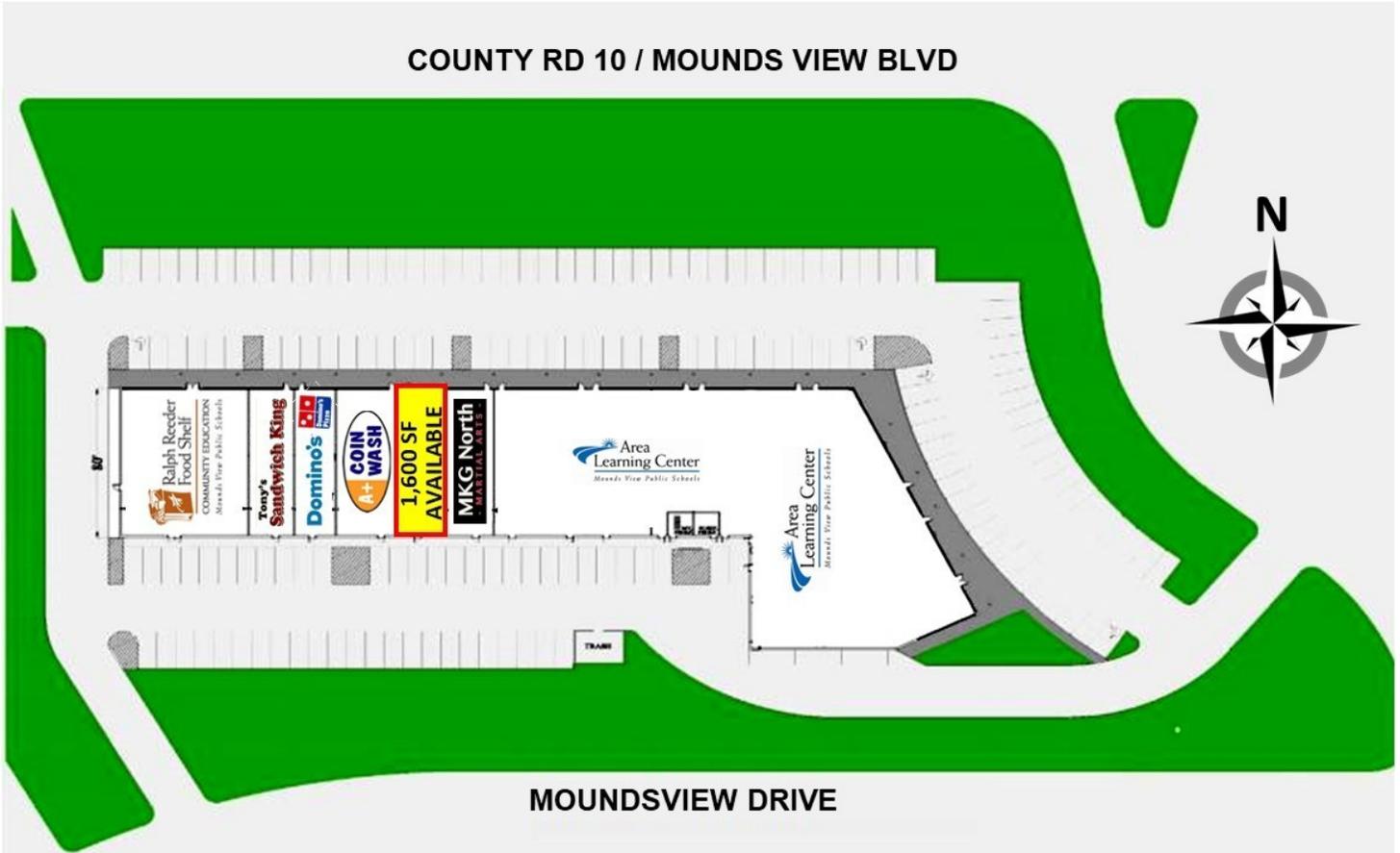
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Available	1,600 SF	Net	\$12.00 SF/yr	In-line Space

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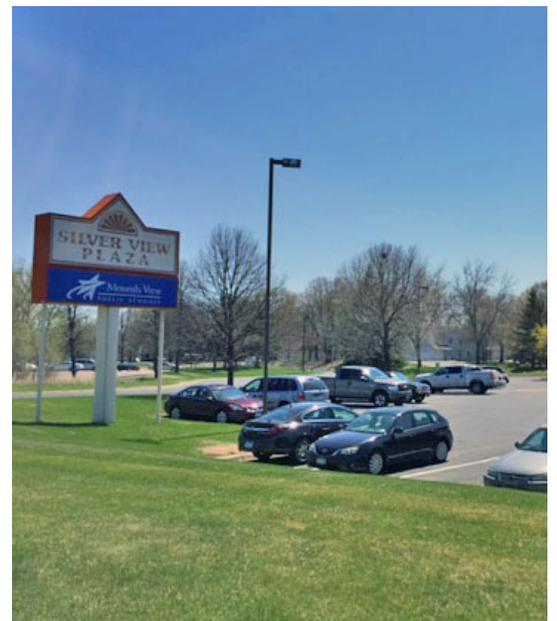
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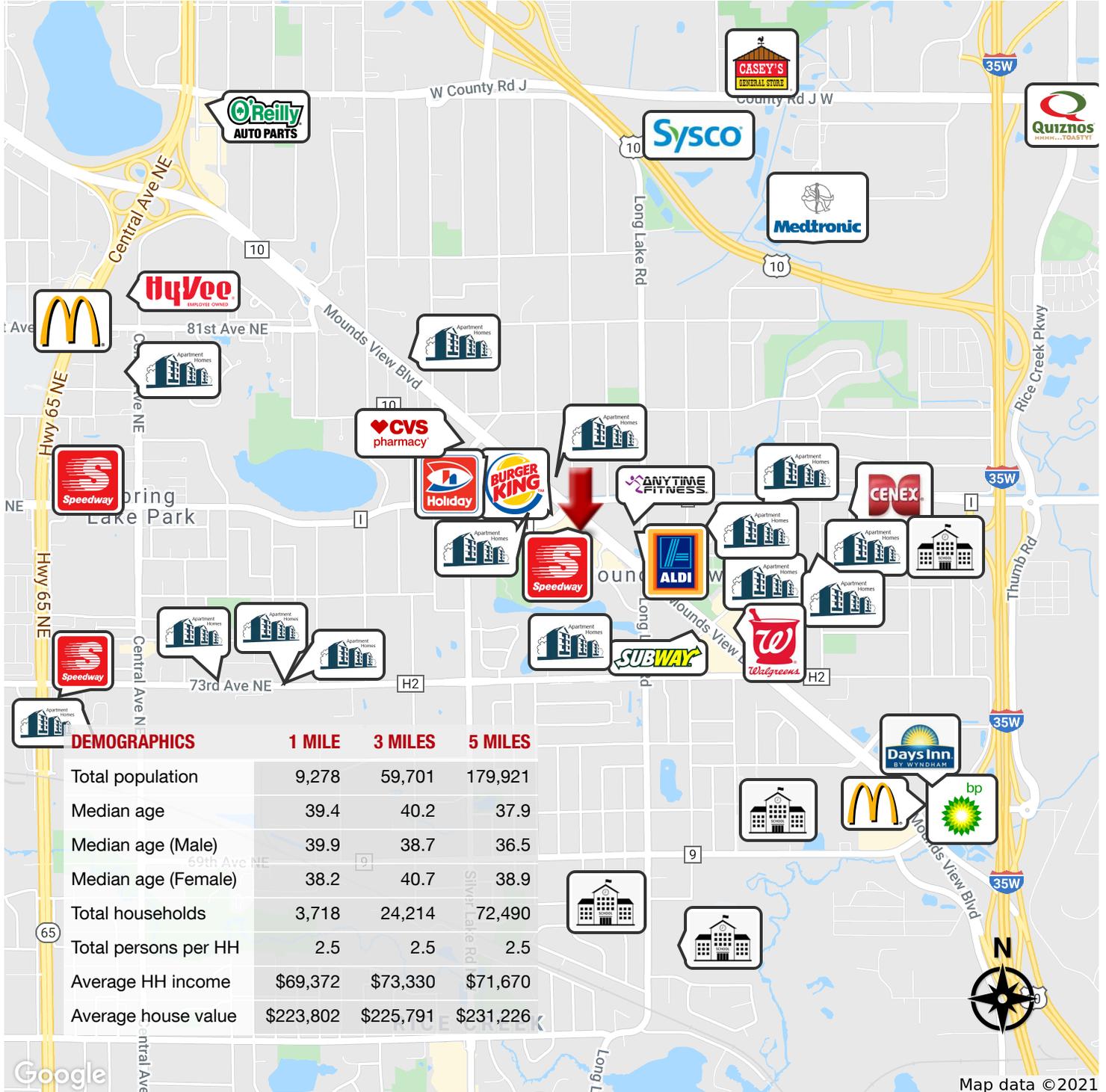
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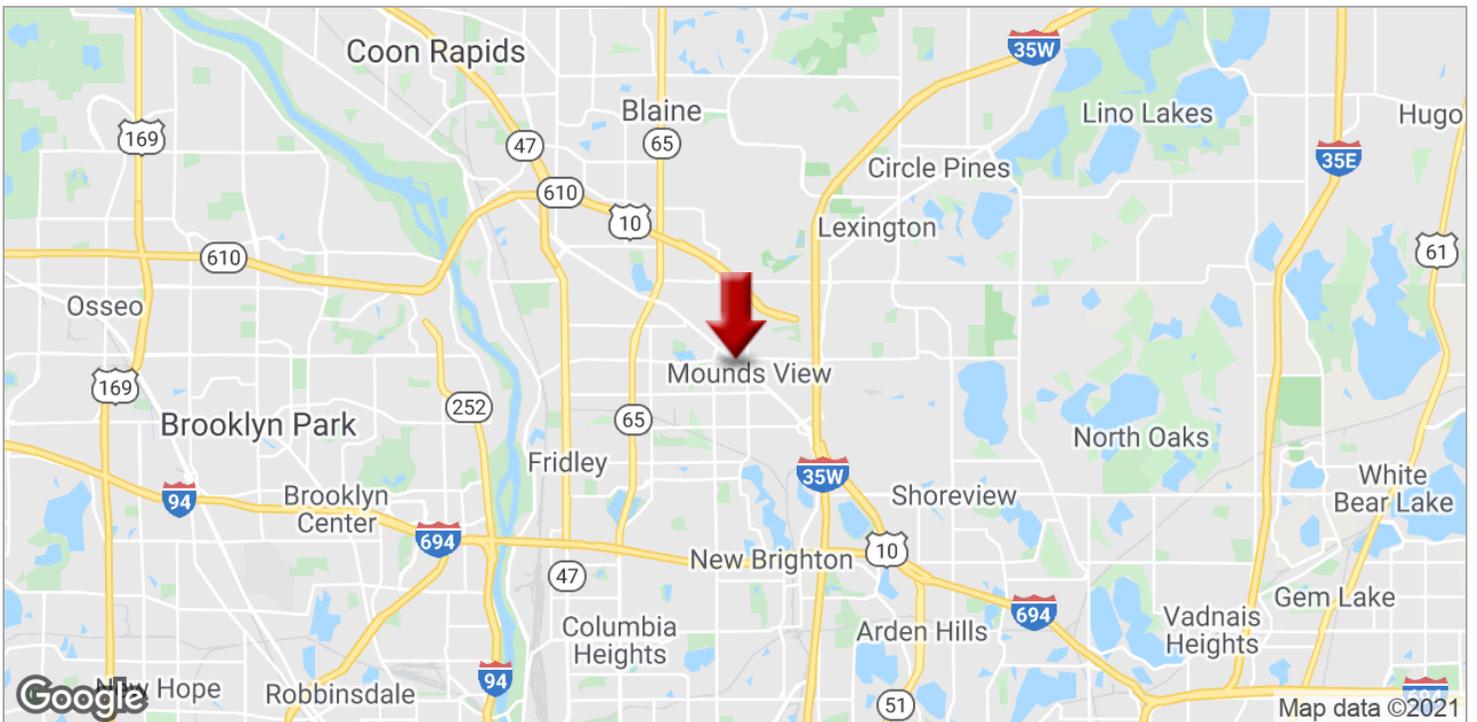
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