

# SILVER VIEW PLAZA

2544-2574 Moundsview Drive, Mounds View, MN 55112



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,600 SF
<b>LEASE RATE:</b>	\$12.00 SF/yr (Net)
<b>2022 TAX/CAM:</b>	\$6.86/SF/yr
	B-2
<b>BUILDING SIZE:</b>	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**  
Senior Director Investment Services  
O: 651.262.1002  
C: 612.382.3403  
matt@amkprop.com

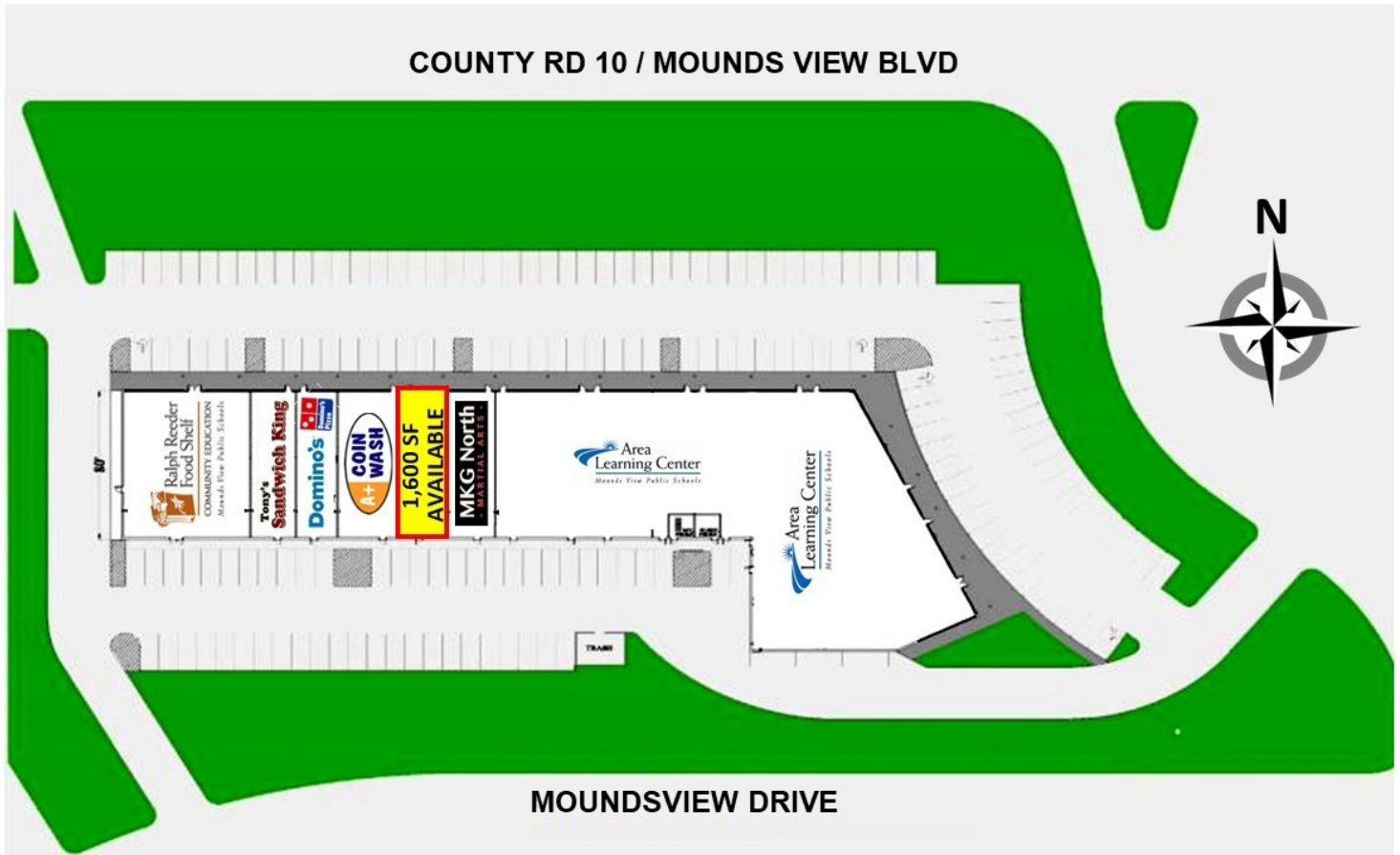
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

## RETAIL / OFFICE FOR LEASE

# SILVER VIEW PLAZA

2544-2574 Moundsview Drive, Mounds View, MN 55112



### 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

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

**MATTHEW KLEIN, CCIM**  
Senior Director Investment Services  
O: 651.262.1002  
C: 612.382.3403  
matt@amkprop.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)



**RETAIL / OFFICE FOR LEASE**

## SILVER VIEW PLAZA

2544-2574 Moundsview Drive, Mounds View, MN 55112



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

**MATTHEW KLEIN, CCIM**  
Senior Director Investment Services  
O: 651.262.1002  
C: 612.382.3403  
matt@amkprop.com

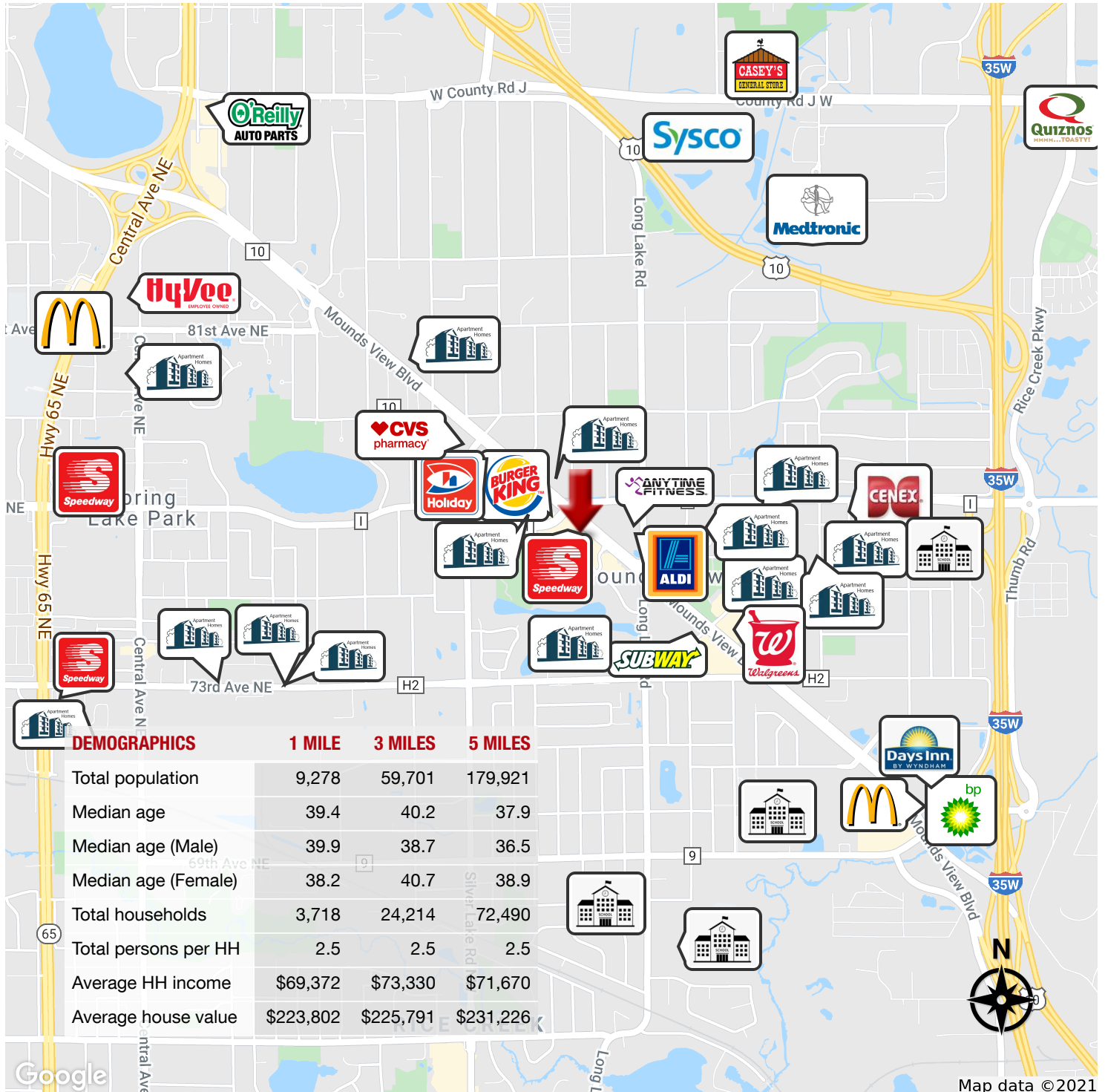
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

## RETAIL / OFFICE FOR LEASE

# SILVER VIEW PLAZA

2544-2574 Moundsview Drive, Mounds View, MN 55112



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

**MATTHEW KLEIN, CCIM**  
Senior Director Investment Services  
O: 651.262.1002  
C: 612.382.3403  
matt@amkprop.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

# SILVER VIEW PLAZA

2544-2574 Moundsview Drive, Mounds View, MN 55112



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

**MATTHEW KLEIN, CCIM**  
Senior Director Investment Services  
O: 651.262.1002  
C: 612.382.3403  
matt@amkprop.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)