hj development | GHS Development

SPACE AVAILABLE
BLAINE

# ULYSSES CROSSROADS

Ulysses Street NE & Paul Parkway NE | Blaine, MN 55434

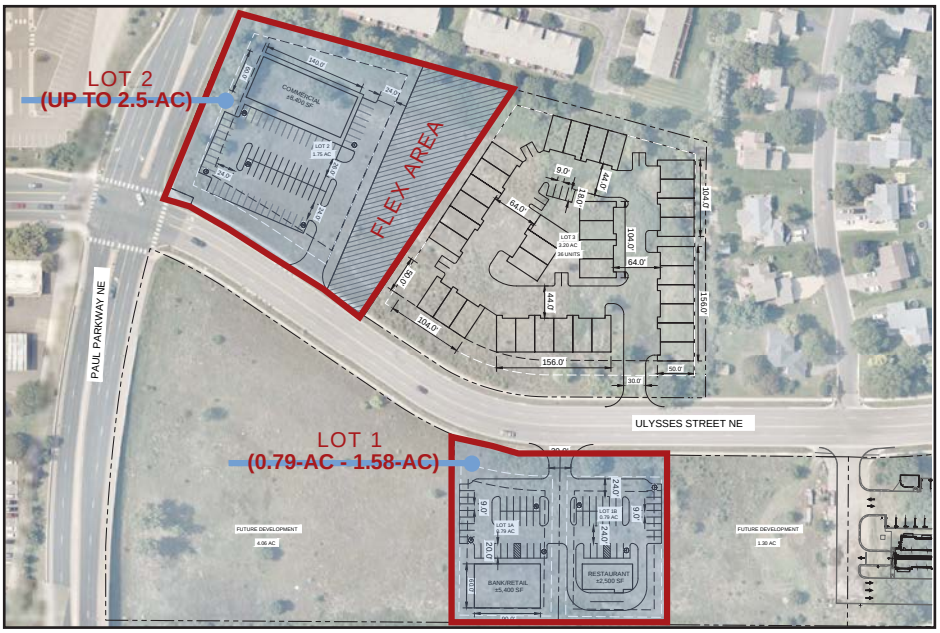



## GROUND LEASE OPPORTUNITIES

HJ Development and GHS Development are currently marketing Ulysses Crossroads, a mixed-use development located off of Highway 65/Central Avenue in Blaine, MN. Two (2) pad sites are available for ground lease.

Significant residential and commercial development continues in the trade area. This includes townhome construction along with retail and medical office development. In addition, the Central Avenue Corridor is home to numerous retailers, restaurants and entertainment venues including, but not limited to, Cub Foods, ALDI, Lowes, Walmart, TJ Maxx, ULTA, Petco, Foss Swim School, and the Blainbrook Entertainment Center.

For more information please contact us directly.




### CURRENTLY AVAILABLE

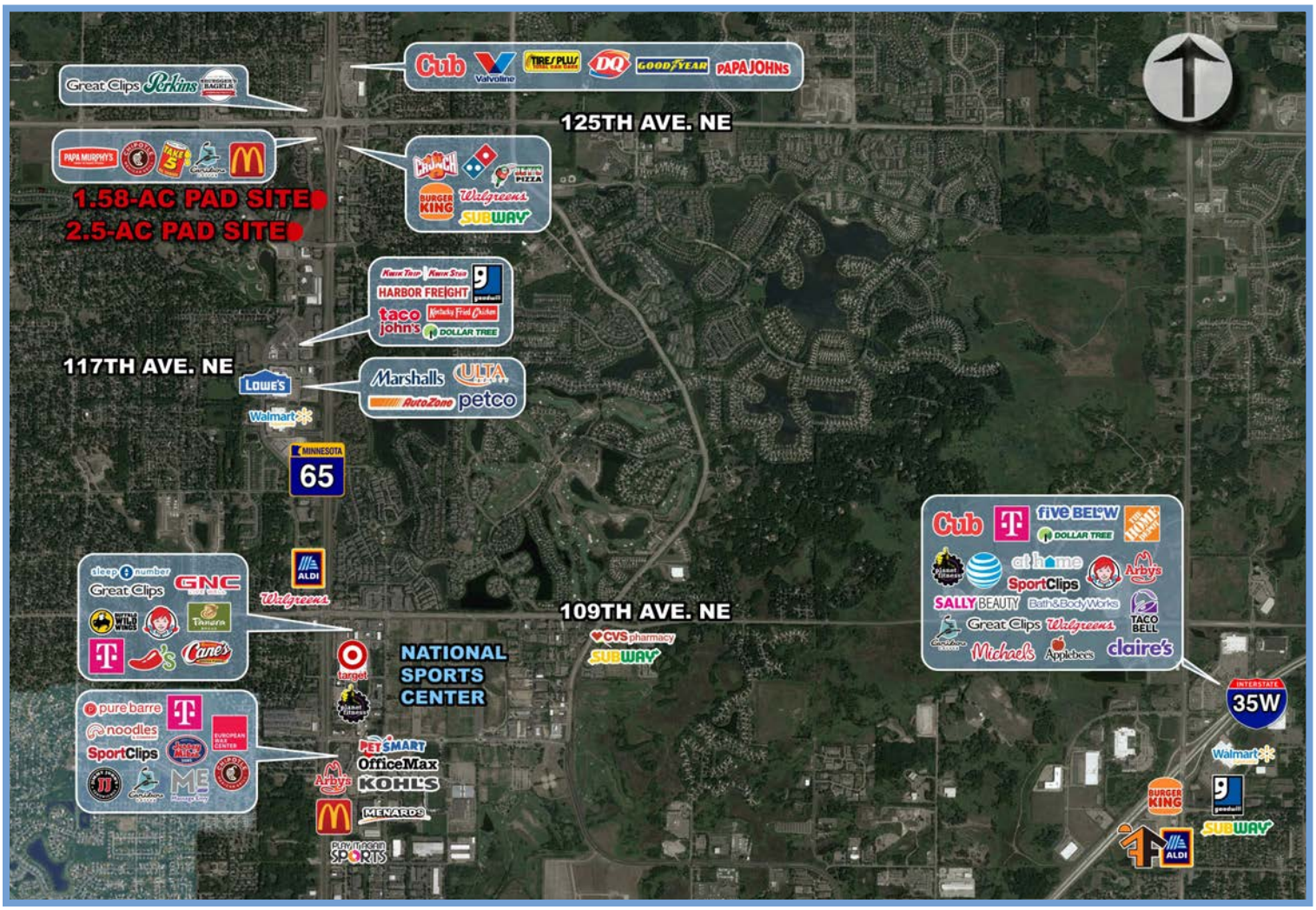
- 2-Pad Sites Available
  - 1.58-Acres; Divisible to Two (2) 0.79-Acre Sites
  - 2.50-Acres; Site Can Flex from 1.75-Acres up to 2.5-Acres
- Sites Available for Ground Lease
- Single or Multi-Tenant Availability
- Sites Can Accommodate a Drive-Thru and/or Patio Seating
- Outstanding Hwy. 65 Visibility
- Ideal Opportunity for a Wide Variety of Retail or Service Related Users

### CONTACT INFORMATION


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651-587-7869

# GROUND LEASE OPPORTUNITIES | BLAINE



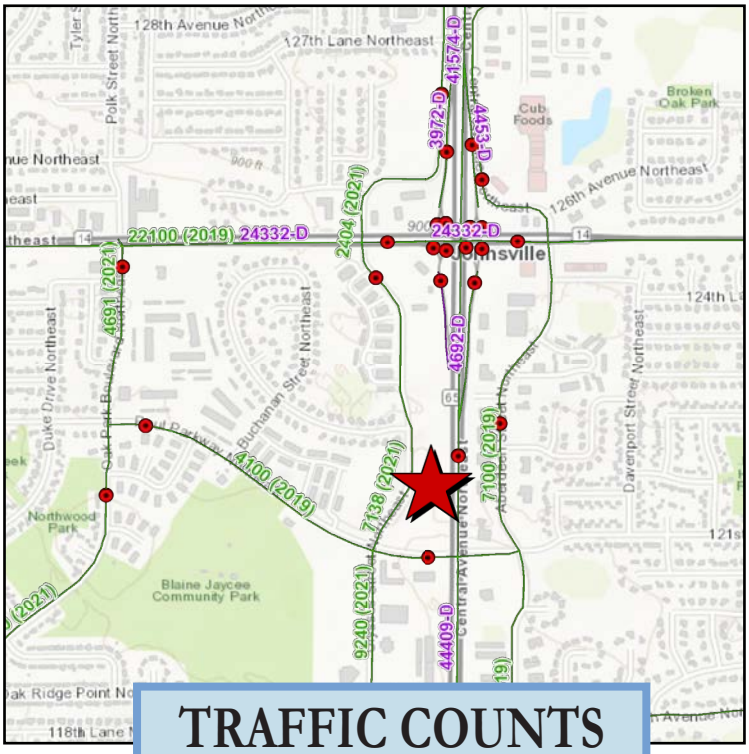

## DEMOGRAPHICS (Data Source ~ ESRI)

| | 1-Mile |
|---|---|
| Population: | 11,234 |
| Daytime Population: | 3,227 |
| Households: | 4,083 |
| Average HH Income: | $117,436 |

| | 3-Miles |
|---|---|
| Population: | 66,780 |
| Daytime Population: | 14,305 |
| Households: | 23,757 |
| Average HH Income: | $125,094 |

| | 5-Miles |
|---|---|
| Population: | 145,776 |
| Daytime Population: | 46,410 |
| Households: | 52,726 |
| Average HH Income: | $116,177 |

**DEMOGRAPHICS**




**TRAFFIC COUNTS**