

FOR SALE

6520 E River Rd NE

Fridley

Location: 6520 E River Rd
Fridley, MN 55432

Land Size: .75 Acres
(Possibility to expand to 2.2 Acres)

Sale Price: \$575,000

Traffic Counts:

E River Rd NE 20,000 vpd
Mississippi St NE 6,000 vpd
I-694 155,000 vpd



Fridley is a "first ring" or "inner ring" suburb in the Northern part of the Twin Cities. Property is located .54 miles west of University Ave, 1.15 miles to the north of Interstate 694 and 1.53 miles to the west of Highway 65 which are the three main arterial routes in the city. Medtronic world headquarters is located 1.37 miles to the southeast. Northstar Commuter Light Rail Fridley Station Park N' Ride Facility is .5 miles to the south.



CAMBRIDGE Commercial Realty

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Site Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	8,281	81,177	222,887
Avg. Household Income	58,757	65,540	64,752
Daytime Population	10,409	51,240	106,198