

FOR LEASE UNIVERSITY IV SHOPPING CENTER

8151 - 8255 UNIVERSITY AVENUE | SPRING LAKE PARK | MN 55432



PROPERTY HIGHLIGHTS

- National Tenants Include Dollar Tree & Empire Beauty Schools
- GLA of +/-55,715 SF
- Located in west Spring Lake Park, just north of Minneapolis
- Nearest Intersection: 81st Avenue & University Avenue
- Anoka County
- Intersection Traffic Count: 29,000 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

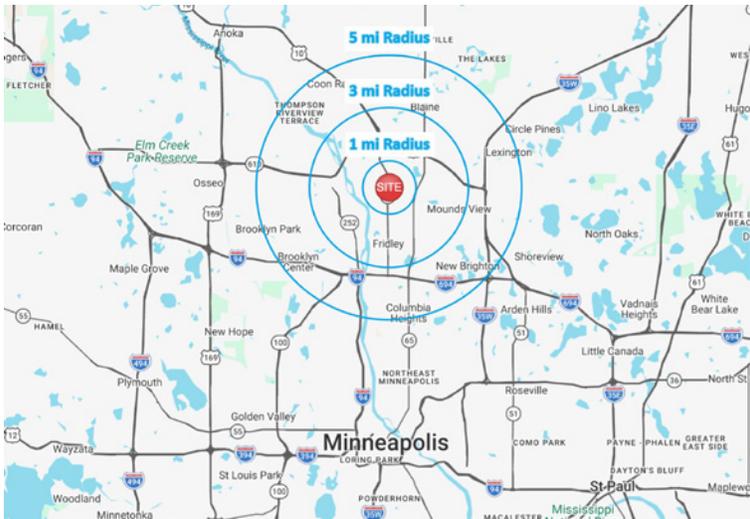
UNIVERSITY IV SHOPPING CENTER

8151 - 8255 UNIVERSITY AVENUE | SPRING LAKE PARK | MN 55432

DEMOGRAPHICS

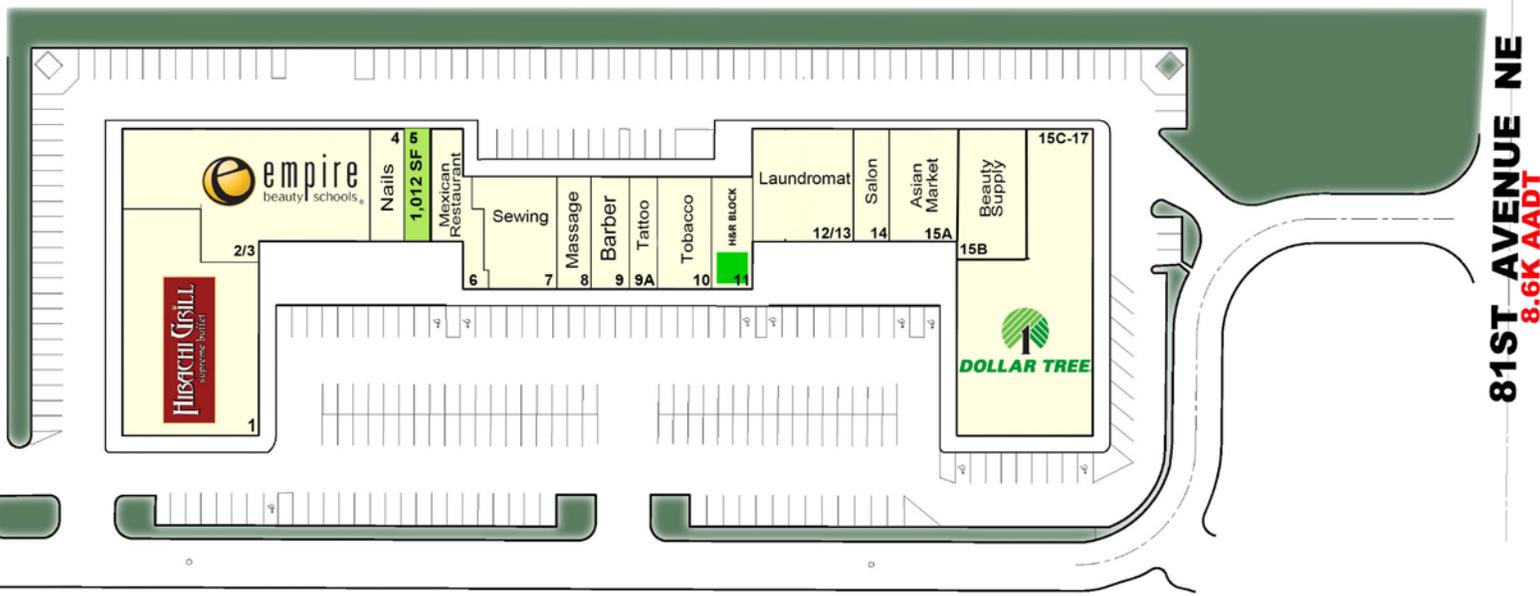
2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	10,129	80,962	235,819
	\$99,315	\$112,870	\$113,281
AGE	38	37	36



AVAILABLE

1,012 SF



N. UNIVERSITY AVE

20.4K AADT

81ST AVENUE NE
8.6K AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.

James A. Goldsmith, Lic. Real Estate Broker