



BLAINE TOWN SQUARE

Rare Vacancy: Former Salon Space

Discover an exceptional opportunity to elevate your salon business with this stunning, structurally equipped space that is available for lease. With high-end finishes, thoughtful design elements, and a layout ready for immediate use, this space is designed to impress. Strategically located in a bustling, high-traffic area, it offers the perfect setting to attract new clientele and grow your brand. Don't miss the chance to make this beautiful space your own!



Space Available:

- Suite 120: 1,783 sf
- 2024 CAM: \$7.33 psf and Tax: \$5.29 psf
- Lease Rate: Negotiable

Highlights and Features:

- Reception area, five rooms, plus utility room
- ADA bathroom
- Dual door access
- High vehicle traffic count
- 59 parking spaces
- Signage available
- Professionally managed
- Area tenants: Blaine National Sports Center, CVS, Kwik Trip, Holiday Station Stores, New Horizon Academy, Blaine Parks & Recreation Department, Old National Bank Twin Cities Spine Center, Village Floor & Wall, and more



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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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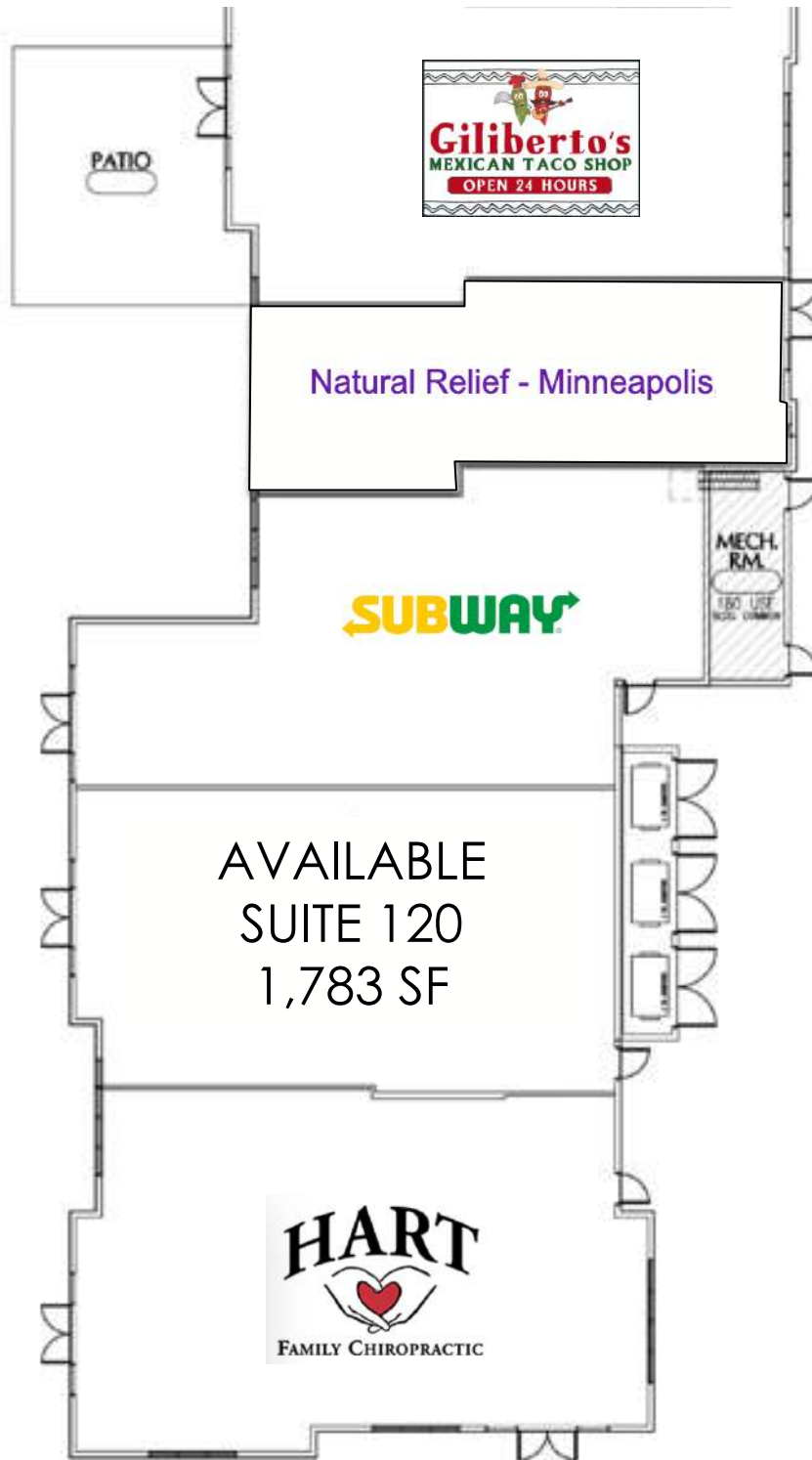
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Interior Photos



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Site Plan



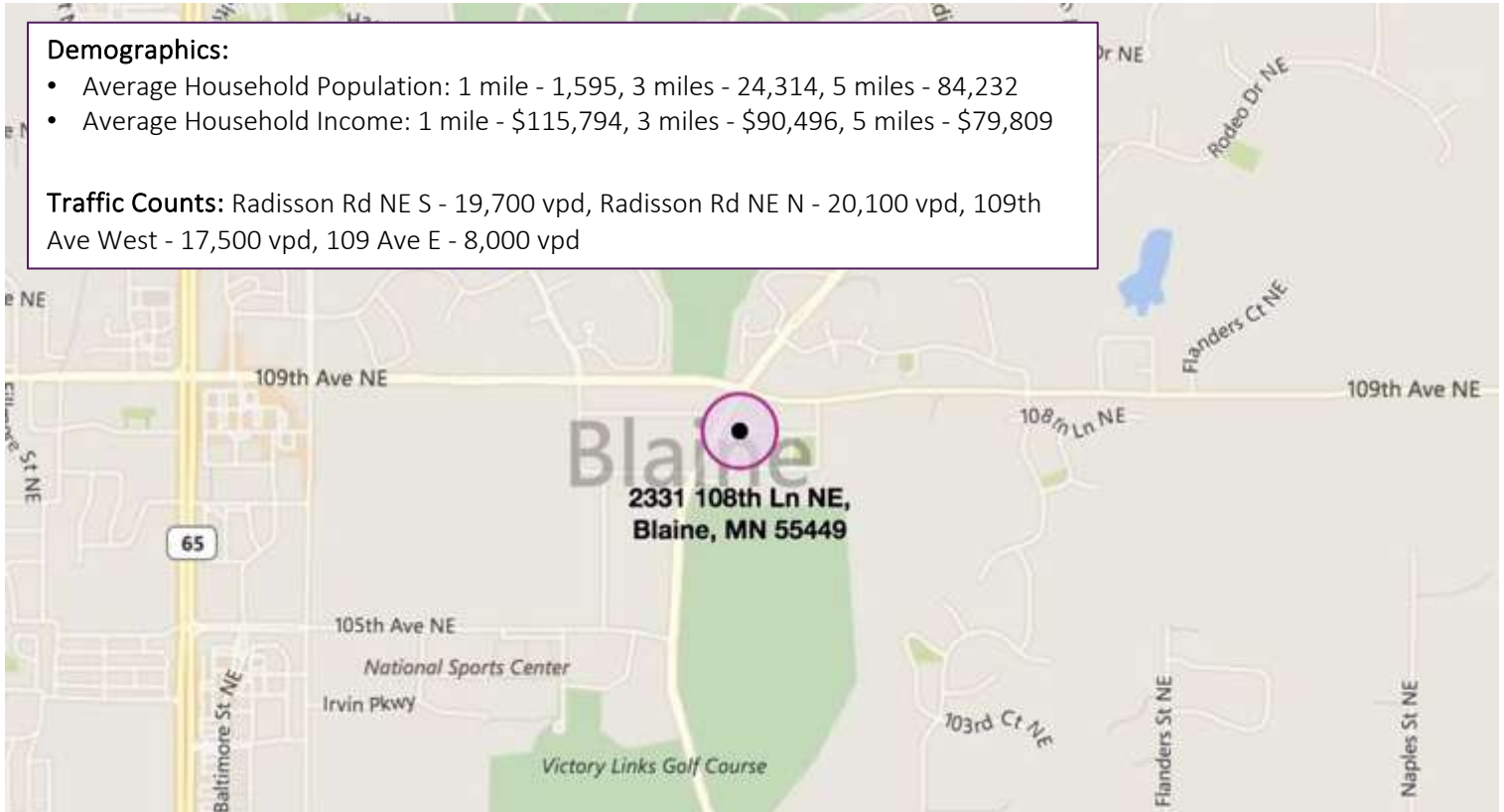
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Map

Demographics:

- Average Household Population: 1 mile - 1,595, 3 miles - 24,314, 5 miles - 84,232
- Average Household Income: 1 mile - \$115,794, 3 miles - \$90,496, 5 miles - \$79,809

Traffic Counts: Radisson Rd NE S - 19,700 vpd, Radisson Rd NE N - 20,100 vpd, 109th Ave West - 17,500 vpd, 109 Ave E - 8,000 vpd



Aerial



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