

FORMER SPEEDWAY
14000 Saint Francis Blvd
Ramsey, MN
For Lease



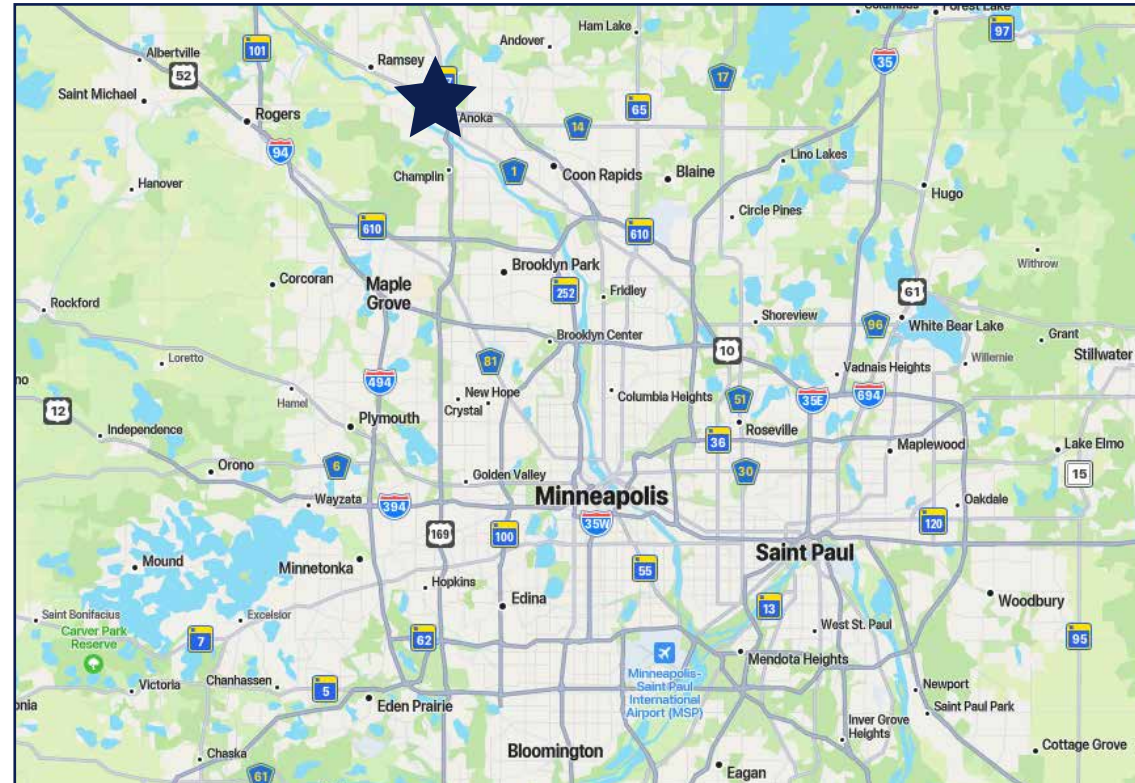
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

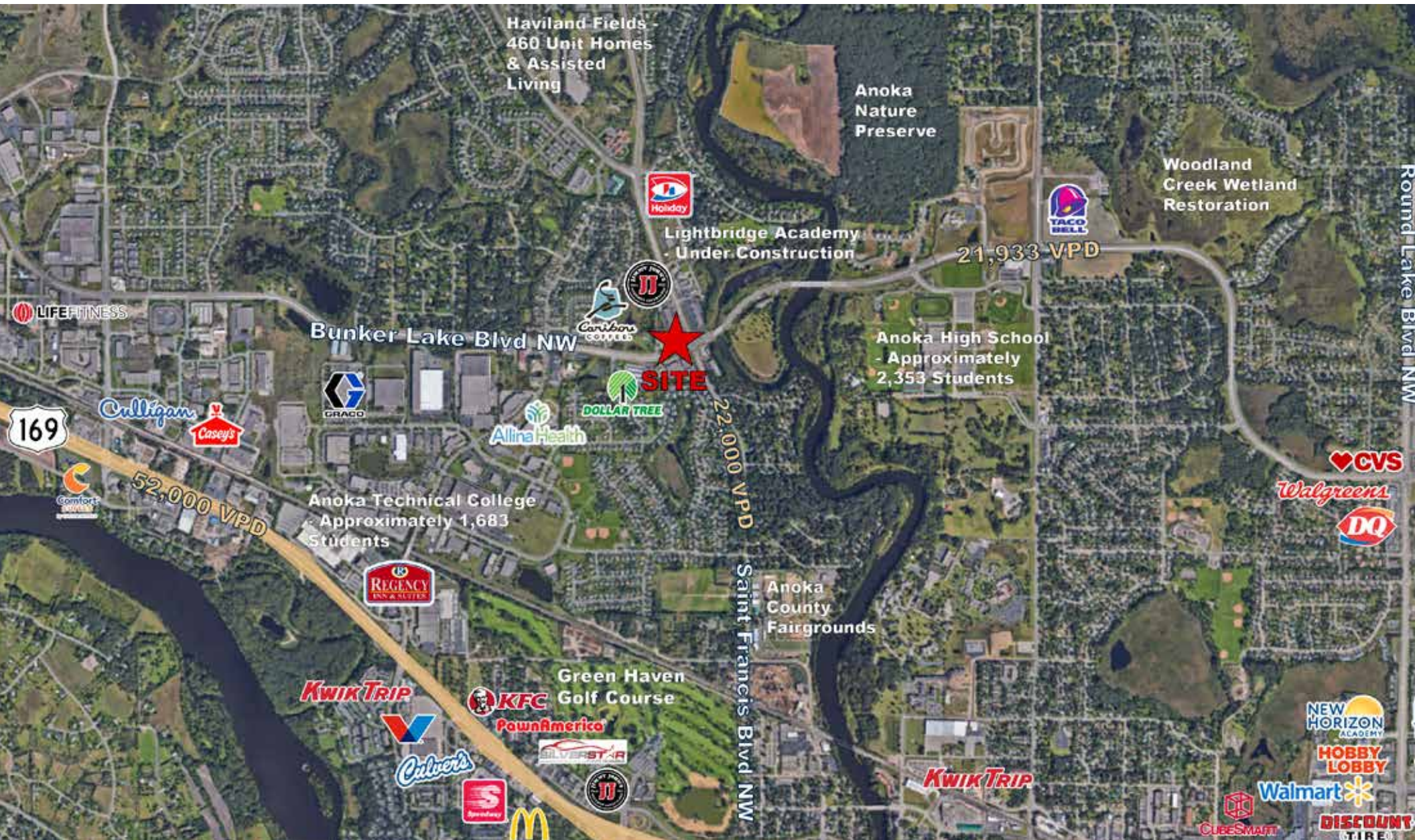
ADDRESS	14000 Saint Francis Blvd
CITY, STATE	Ramsey, MN
SPACE AVAILABLE	3,424 SF
LOT SIZE	2.23 Acres
SALE PRICE	Negotiable
LEASE RATE	\$18.00/PSF
TAX 2025	\$15,606.70
YEAR BUILT	1995
COUNTY	Anoka
PARKING	17 Surface (Today)



HIGHLIGHTS

- Located on St. Francis Blvd with strong car counts and visibility.
- Easy access to major regional routes.
- Surrounding population boasts high household incomes and consistent growth.
- Few comparables with this level of visibility and lot size in the Anoka/Ramsey market.
- Fuel pumps, tanks, & canopies scheduled to be removed.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,425	51,861	118,523
MEDIAN AGE	38.8	39.5	40.0
MEDIAN HH INCOME	\$114,746	\$104,849	\$109,142
AVERAGE HH INCOME	\$132,126	\$127,625	\$136,161





UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.