



SHOPS AT GATEWAY NORTH

38500 Tanger Drive | North Branch, MN 55056

2,500 SF - 12,000 SF of Retail Space For Lease At Shops At Gateway North!

Shops At Gateway North draws from the North Branch community and surrounding suburban cities and towns, Chisago County, the larger regional area, travelers on I-35 and even Canadians who are looking for unique offerings and tax-free clothing shopping experiences. North Branch is conveniently located 40 miles north of the Twin Cities off I-35W, in Chisago County and enroute from the Twin Cities to Minnesota's highly destined year-round and cabin areas of Duluth-Superior Area, the Hinkley Casino and Western Wisconsin. Chisago county is the fifth fastest-growing county in the state of Minnesota, and central Minnesota is projected to remain the fast-growing part of the state. Area businesses are supported by a strong chamber and ready to prosper. According to state sales records, North Branch has the highest sales per capita compared to every other region in Minnesota. The community is ready to embrace local, regional and national businesses to add to their shopping, food and entertainment options. The Landlord is ready to do deals with established businesses and creative concepts ready to make their ideas a reality!

Highlight and Features:

- Very high visibility from I-35 and Hwy 95
- Pylon signage available
- New landscaping
- Zoning: B3
- Ample parking: 1,000 spaces
- Co-tenants: Dollar Tree, Maurice's, Hanes, Carter's, Zales, Claire's Boutiques, Famous Footwear, Christopher & Banks, Fancy Nails, Bath & Body Works, North Branch Area Public Schools and Family Pathways Thrift Store
- Area Tenants: GTI Theaters, Ashley HomeStore, The Furniture Mart, Ecumen North Branch, Denny's, Burger King, Fairview Urgent Care, County Market, Don Julio's, Holiday Station Store, Anytime Fitness, NAPA Auto, McDonald's, DQ, Oak Inn, Budget Host, Taco Bell, AmericInn, and more
- Flexible lease terms available
- 2020 CAM: \$4.09 psf and Tax: \$1.64 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

ALANA K. VANDEVEER

612.888.7777

alana@christiansonandco.com

AMY BERG

651.402.4916

amy@christiansonandco.com

BRETT BIRKELAND

512.762.8484

bb@proequityam.com



PROEQUITY

Asset Management Corporation

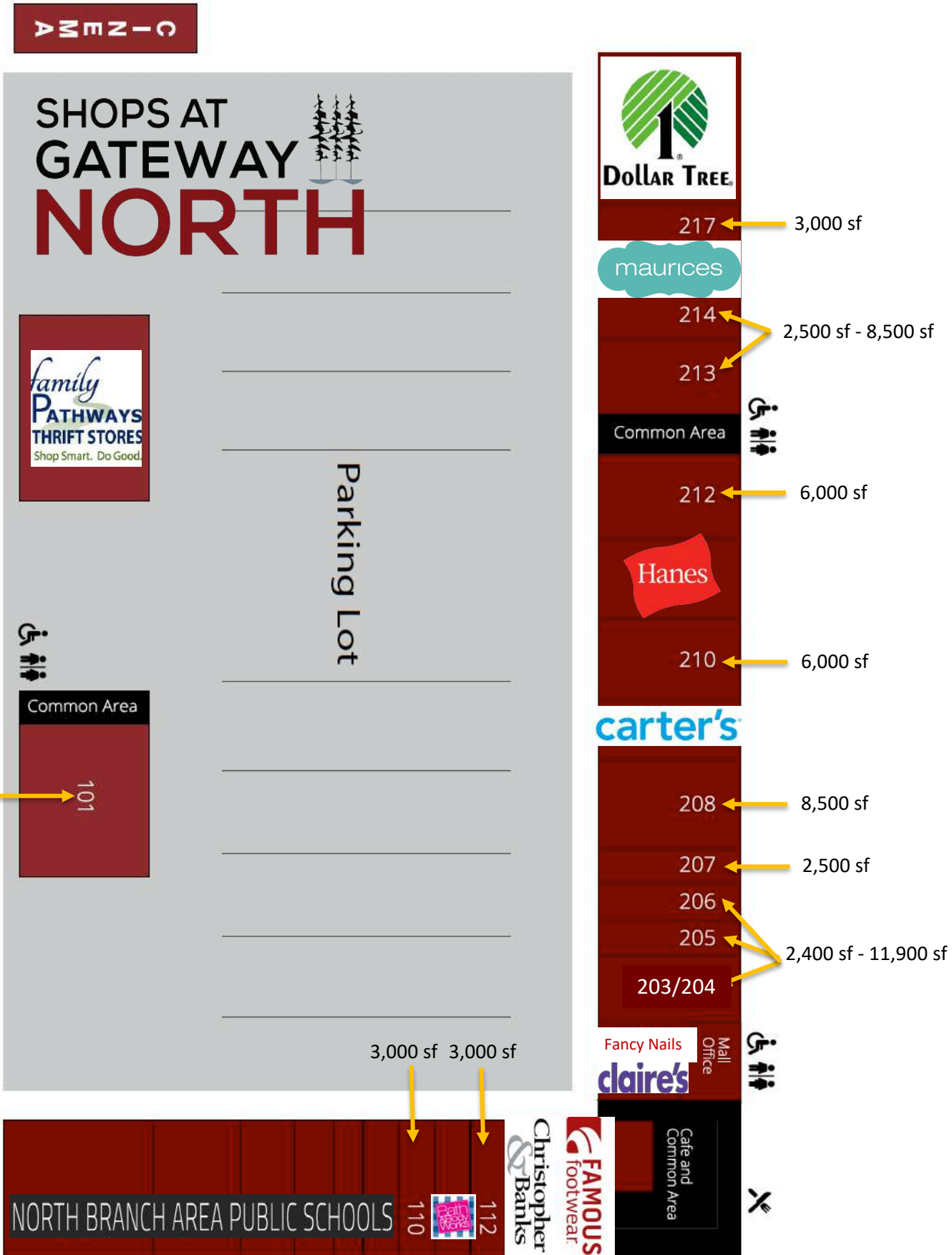
This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

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

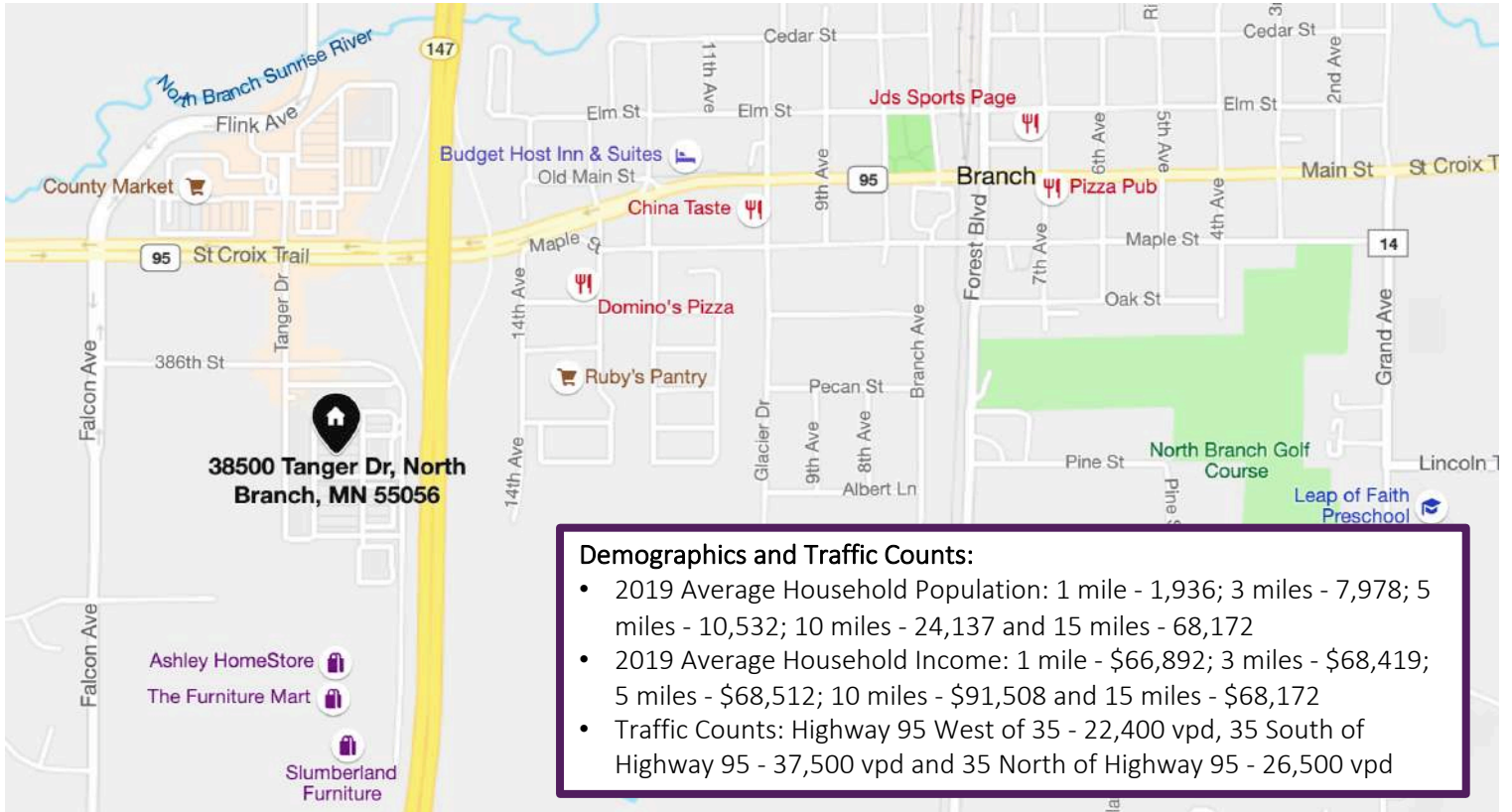
Site Plan

93-1



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.

Map



Aerial



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.