



SUNRISE RIVER COMMONS

5300 St. Croix Trail | North Branch, MN 55056

CHRIS SIMMONS | 612.359.1675
JOHN JOHANNSON | 612.817.2302
PAUL TUCCI | 952.426.1094

SUNRISE RIVER COMMONS OVERVIEW



SITE INFORMATION

Location: 5300 St. Croix Trail | North Branch, MN



AVAILABILITY

- Lot 1:** Chipotle (open)
Lot 2: Starbucks (open)
Lot 3: KFC (open)
Lot 4: Holiday Stationstore
Lot 5: Valvoline
Lot 6: 1.24 acres | QSR/Bank



TRAFFIC COUNTS

St. Croix Trail (MN-95): 22,227 vpd
I-35: 37,500 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,126	10,957	13,317
Daytime Population	1,787	4,303	4,677
Median HH Income	\$64,615	\$82,025	\$83,461
Average HH Income	\$77,624	\$93,383	\$95,653



TRADE AREA TENANTS



FOR MORE INFO CONTACT:

CHRIS SIMMONS | 612.359.1675
chris.simmons@transwestern.com

JOHN JOHANNSON | 612.817.2302
john.johannson@transwestern.com

PAUL TUCCI | 952.426.1094
cytucci1@gmail.com

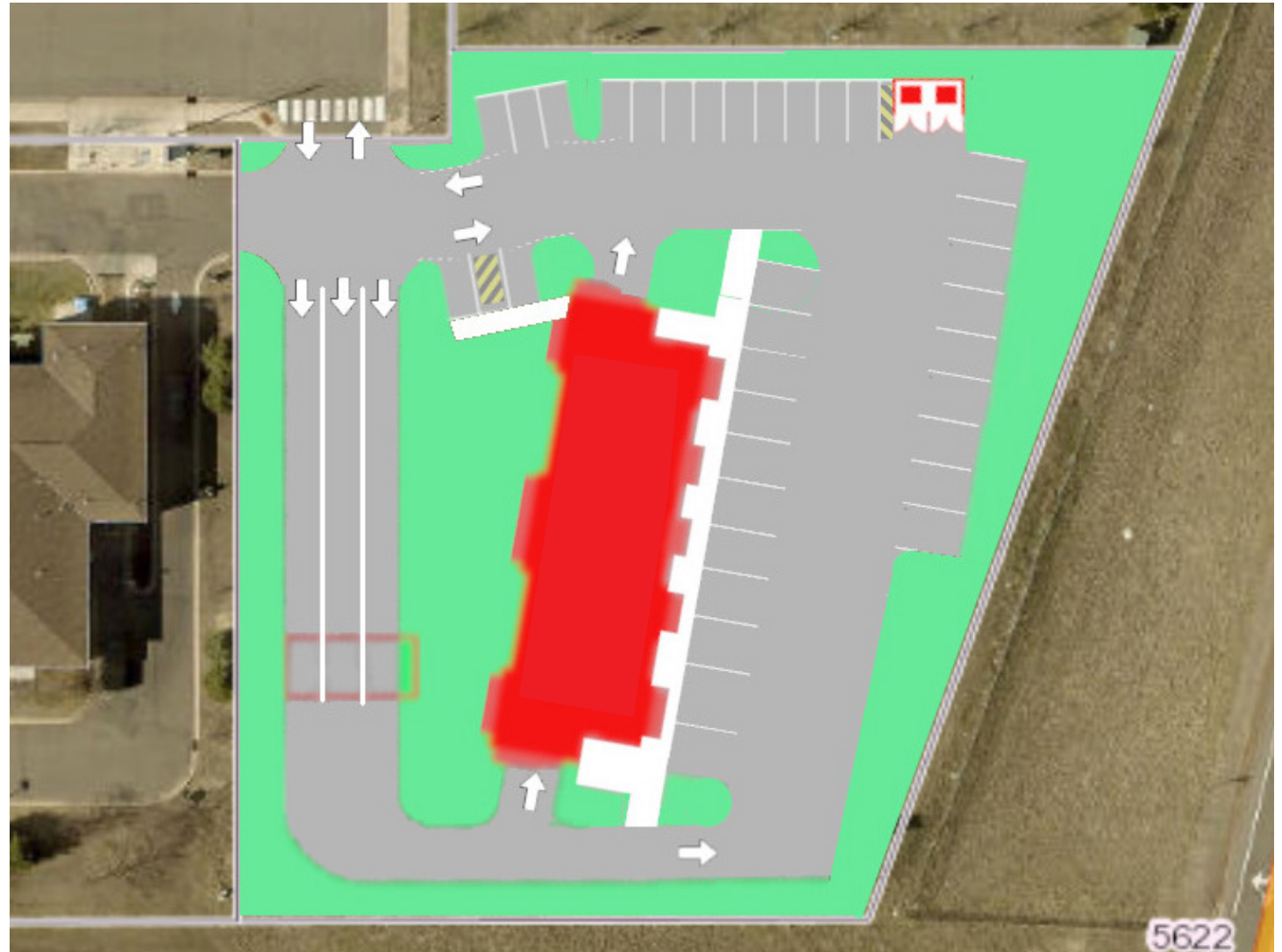
SUNRISE RIVER COMMONS SITE PLAN



AVAILABILITY

Lot 6 | 1.24 acres

SIGNAGE



FOR MORE INFO CONTACT:

CHRIS SIMMONS | 612.359.1675 | chris.simmons@transwestern.com

JOHN JOHANNSON | 612.817.2302 | john.johannson@transwestern.com

PAUL TUCCI | 952.426.1094 | cytucci1@gmail.com

TRADE AREA AERIAL



FOR MORE INFO CONTACT:

CHRIS SIMMONS | 612.359.1675 | chris.simmons@transwestern.com

JOHN JOHANNSON | 612.817.2302 | john.johannson@transwestern.com

PAUL TUCCI | 952.426.1094 | cytucci1@gmail.com