



RETAIL FOR LEASE

ZANEBROOK SHOPPING CENTER COMMUNITY HUB

7642 BROOKLYN BOULEVARD | BROOKLYN PARK, MN

Exclusively Listed by

Jeffrey Stedman - Senior Associate | (952) 473-0903 | jeff@kwcommercial.com

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KW Commercial | Minnetonka

13100 Wayzata Blvd #400

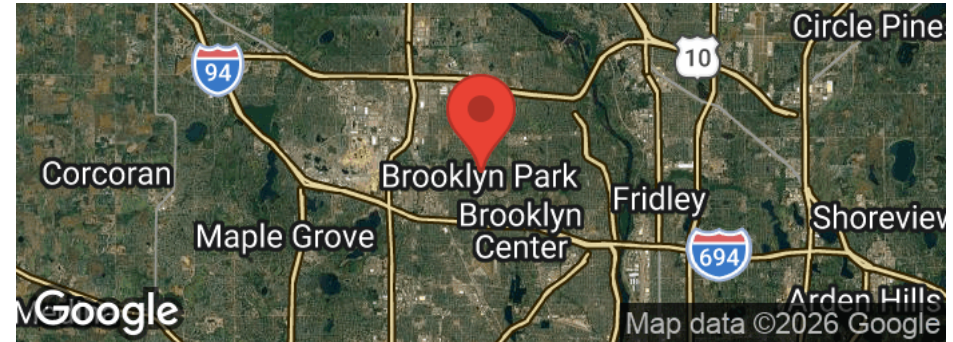
Minnetonka, MN 55305

Each Office is Independently Owned and Operated

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Executive Summary



AVAILABLE SUITE

- Suite 7656: In-line Retail 5,374 SF (\$9,521.00/mo. + utilities) former Hair Plus Wigs space

PROPERTY OVERVIEW

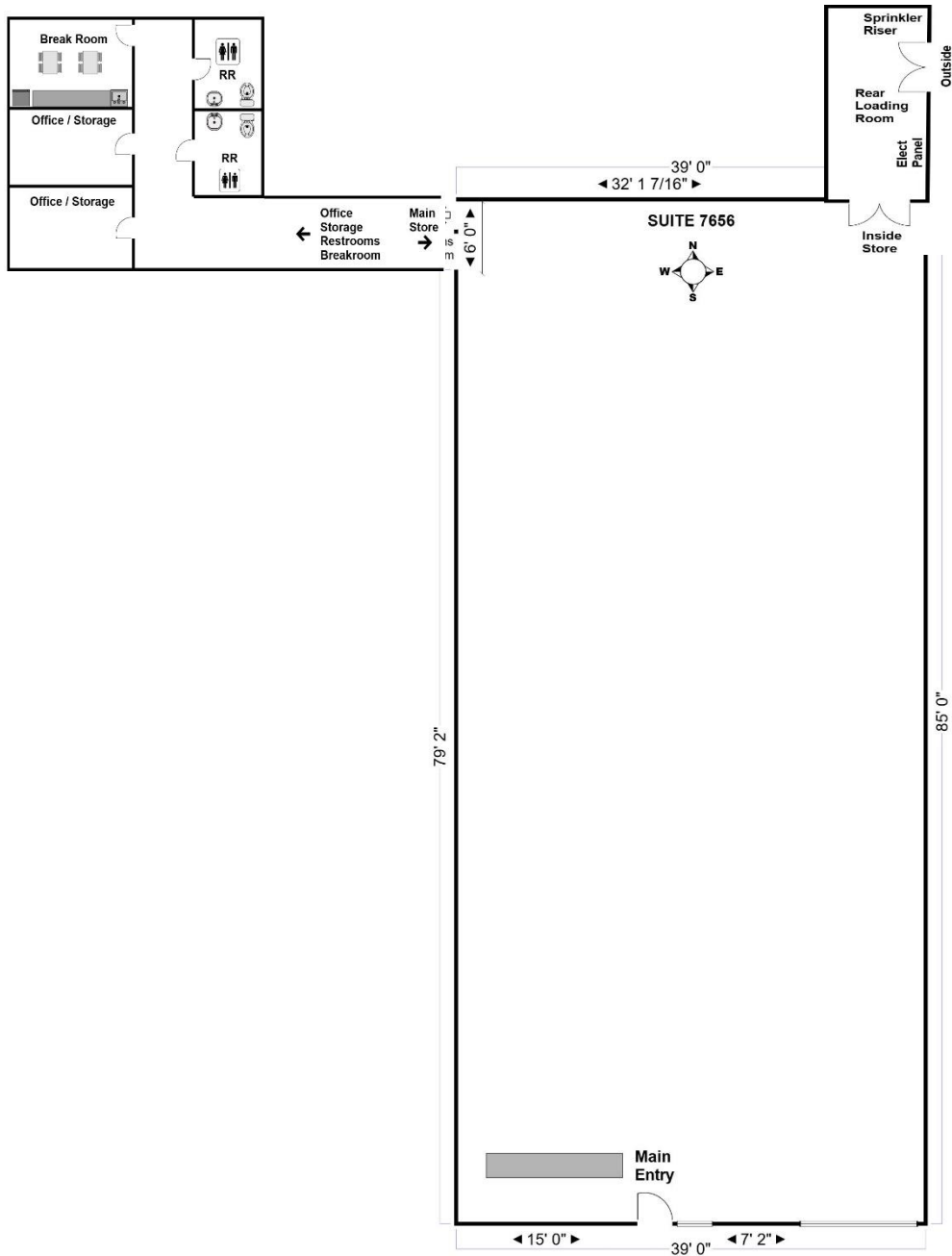
- Three building, multi-tenant shopping center located at the corner of Brooklyn Blvd. and Zane Ave
- Anchored by Family Dollar, O'Reilly Auto Parts, and Rent-a-Center
- Zoning: NMU, Neighborhood Mixed Use District
- Permitted Uses to include: animal services, veterinary clinic, banking, general sales & services, medical or dental clinic, office, schools, essential services
- Current spaces available have open layout with bathrooms in rear, high ceilings, and plentiful convenient parking

Available SF:	5,374 SF
Lease Rate:	\$12.00/SF/YR NNN
CAM/Taxes/Insurance:	CAM: \$5.37 PSF Taxes: \$3.44 PSF Insurance: \$0.45 PSF Total: \$9.26
Traffic Counts:	20,100 VPD Brooklyn Blvd 16,100 VPD Zane Ave. N

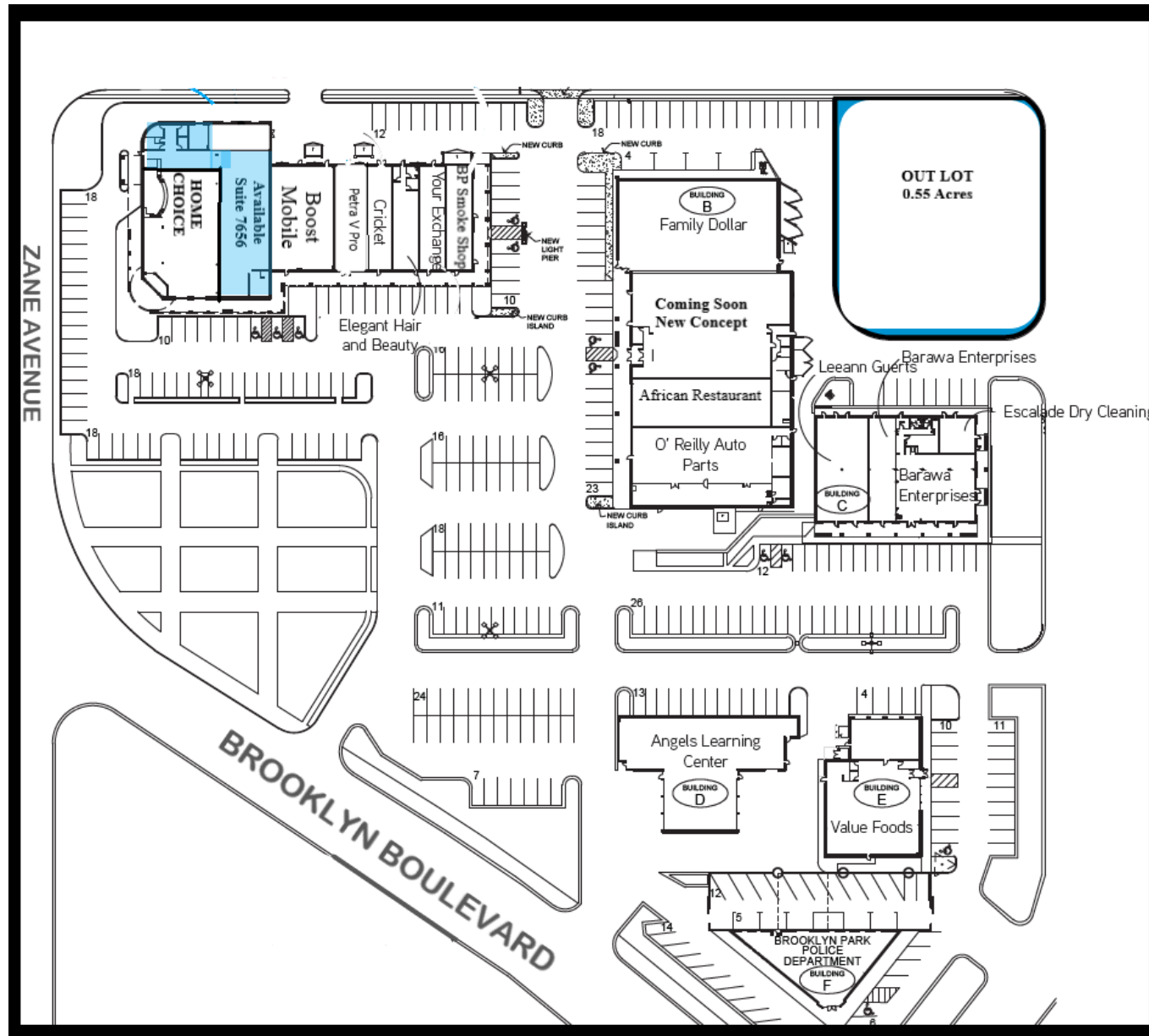
DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	22,034	104,741	251,119
Median HH Income	\$58,480	\$77,621	\$81,764
Average HH Income	\$71,941	\$96,804	\$104,895

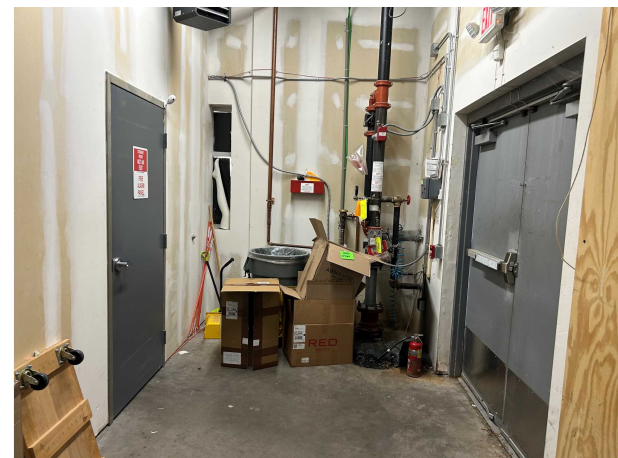
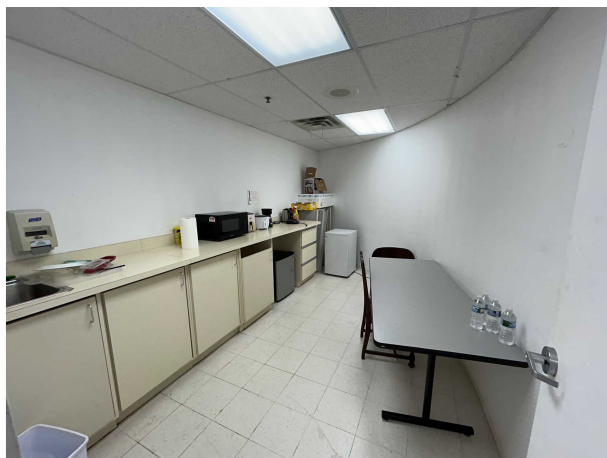
Suite 7656 Floorplan



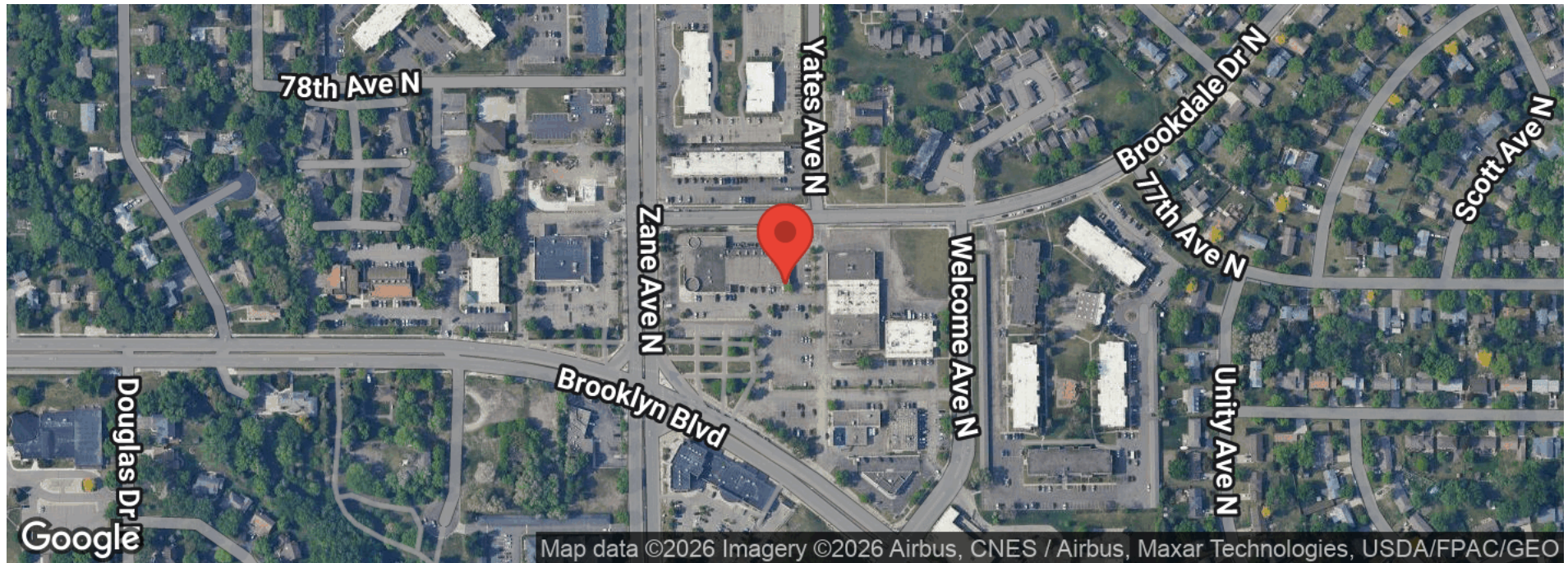
Zanebrook Site Plan



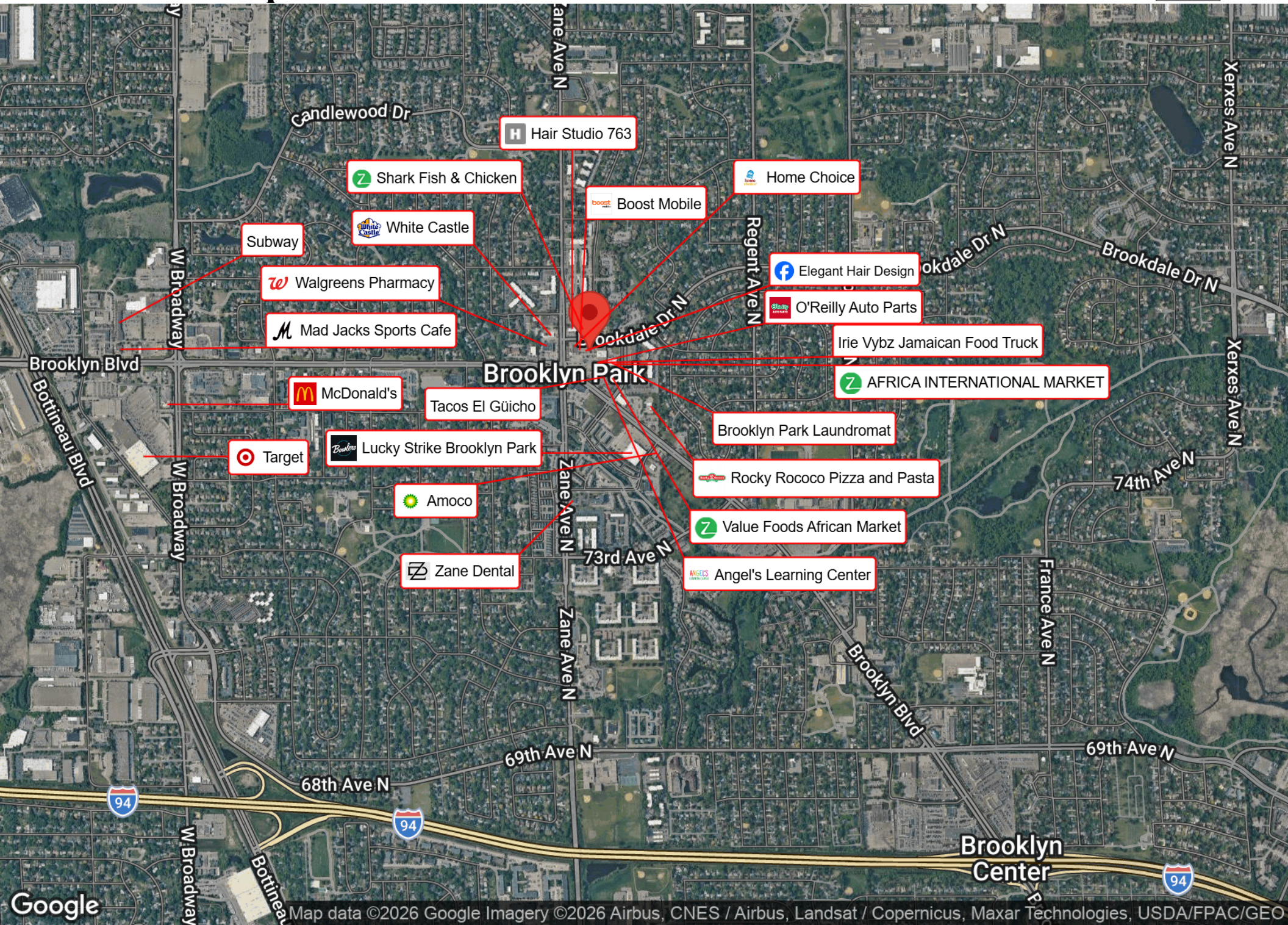
Property Photos



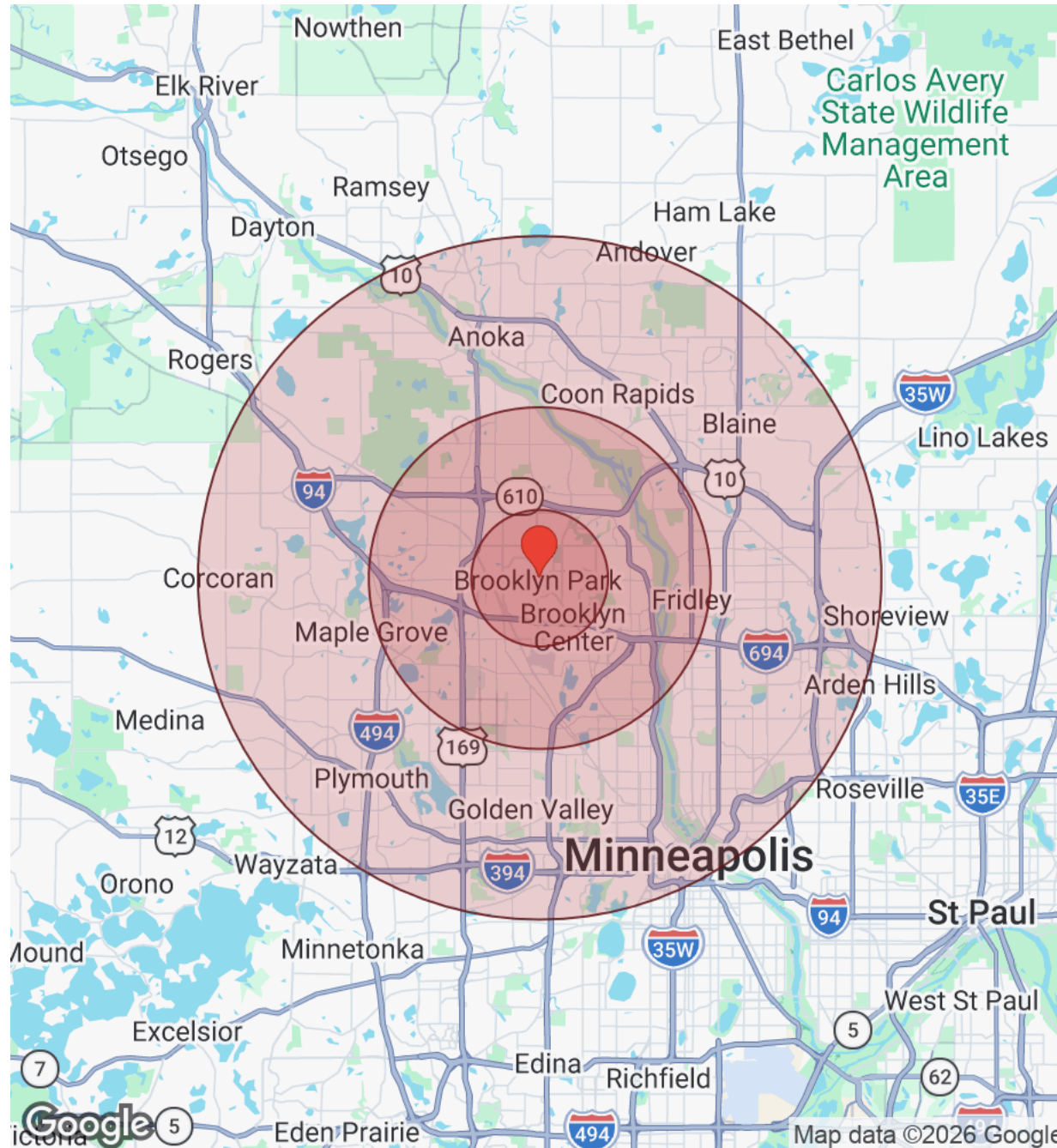
Location Maps



Business Map



Demographics



Distance: ● 2 Miles ● 5 Miles ● 10 Miles

Population	2 Miles	5 Miles	10 Miles
Male	25,190	116,243	441,783
Female	26,414	121,173	450,907
Total Population	51,604	237,416	892,690

Housing	2 Miles	5 Miles	10 Miles
Total Units	19,222	97,546	398,659
Occupied	17,751	90,665	370,956
Owner Occupied	11,369	61,735	229,908
Renter Occupied	6,382	28,930	141,048
Vacant	1,470	6,882	27,703

Age	2 Miles	5 Miles	10 Miles
Ages 0 - 14	11,797	47,388	164,262
Ages 15 - 24	7,134	28,426	110,803
Ages 25 - 54	21,835	98,869	375,529
Ages 55 - 64	4,998	27,424	102,084
Ages 65+	5,839	35,310	140,012

Income	2 Miles	5 Miles	10 Miles
Median	\$83,354	\$93,312	\$95,424
Under \$15k	1,256	5,762	24,672
\$15k - \$25k	980	3,592	15,558
\$25k - \$35k	760	4,401	17,905
\$35k - \$50k	2,006	7,779	31,909
\$50k - \$75k	2,963	14,581	57,156
\$75k - \$100k	2,732	12,586	46,854
\$100k - \$150k	3,331	18,824	73,395
\$150k - \$200k	1,708	10,142	40,897
Over \$200k	2,018	13,000	62,612

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