



Champlin Development

NWQ Hwy 169 & Dowlin St N
Champlin, MN

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PROPERTY FEATURES

- Proposed development site located at the NWQ of Hwy 169 & Dowlin St
- Multiple drive-thru options available
- Located across from the planned 60 acre Mississippi Crossings Development that includes residential & commercial space
- High traffic counts
- Great visibility
- Timing estimated to be summer 2018

RETAIL FOR LEASE > Champlin

- > **Address** NWQ Hwy 169 & Dowlin St N | Champlin, MN 55316
- > **Description** Retail Development

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	9,221	59,966	134,625
Median HH Income	\$57,192	\$71,688	\$75,168
Average HH Income	\$73,720	\$87,096	\$90,650

TRAFFIC COUNTS:

- > Hwy 169: 40,000 vpd
- > Dean Ave E: 2,600 vpd

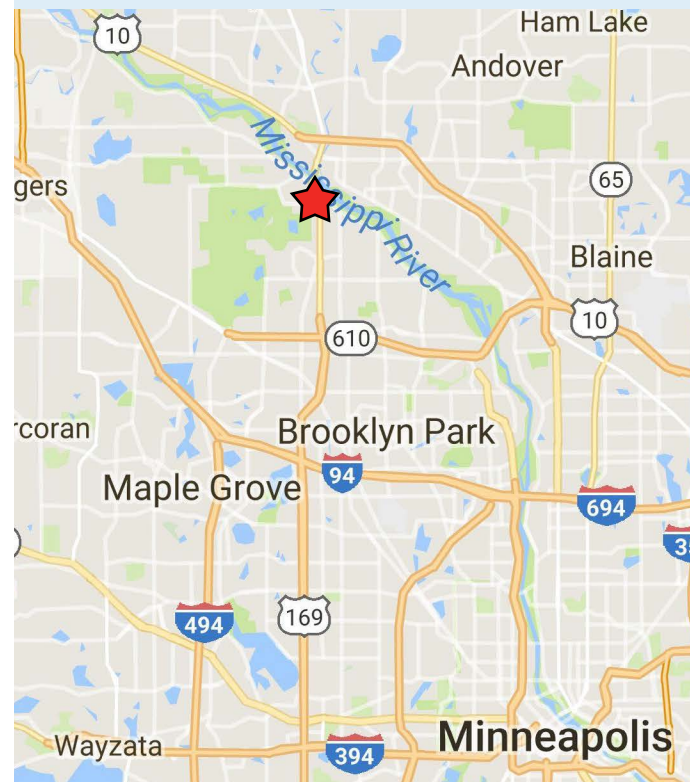
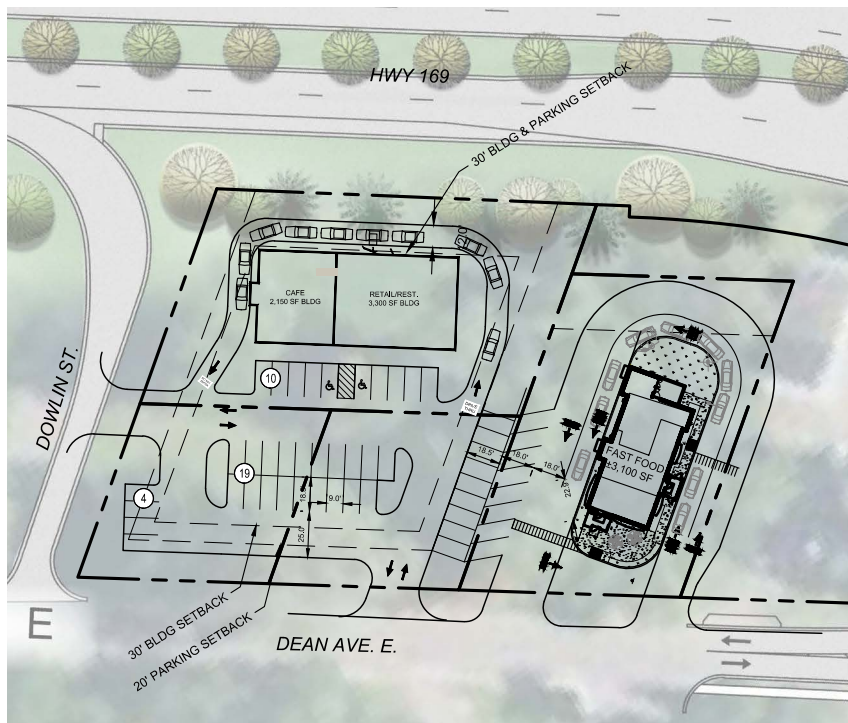
** Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

OPERATING EXPENSES:

- > TBD

AREA TENANTS:

- > Target
- > Aldi
- > McDonald's
- > Starbuck's
- > Buffalo Wild Wings
- > Lifetime Fitness
- > Goodwill
- > Arby's
- > Walgreen's
- > Pizza Ranch
- > Cub Foods
- > Dollar Tree
- > Anytime Fitness
- > Mann Theatres
- > Park Nicollet



CONTACT US

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