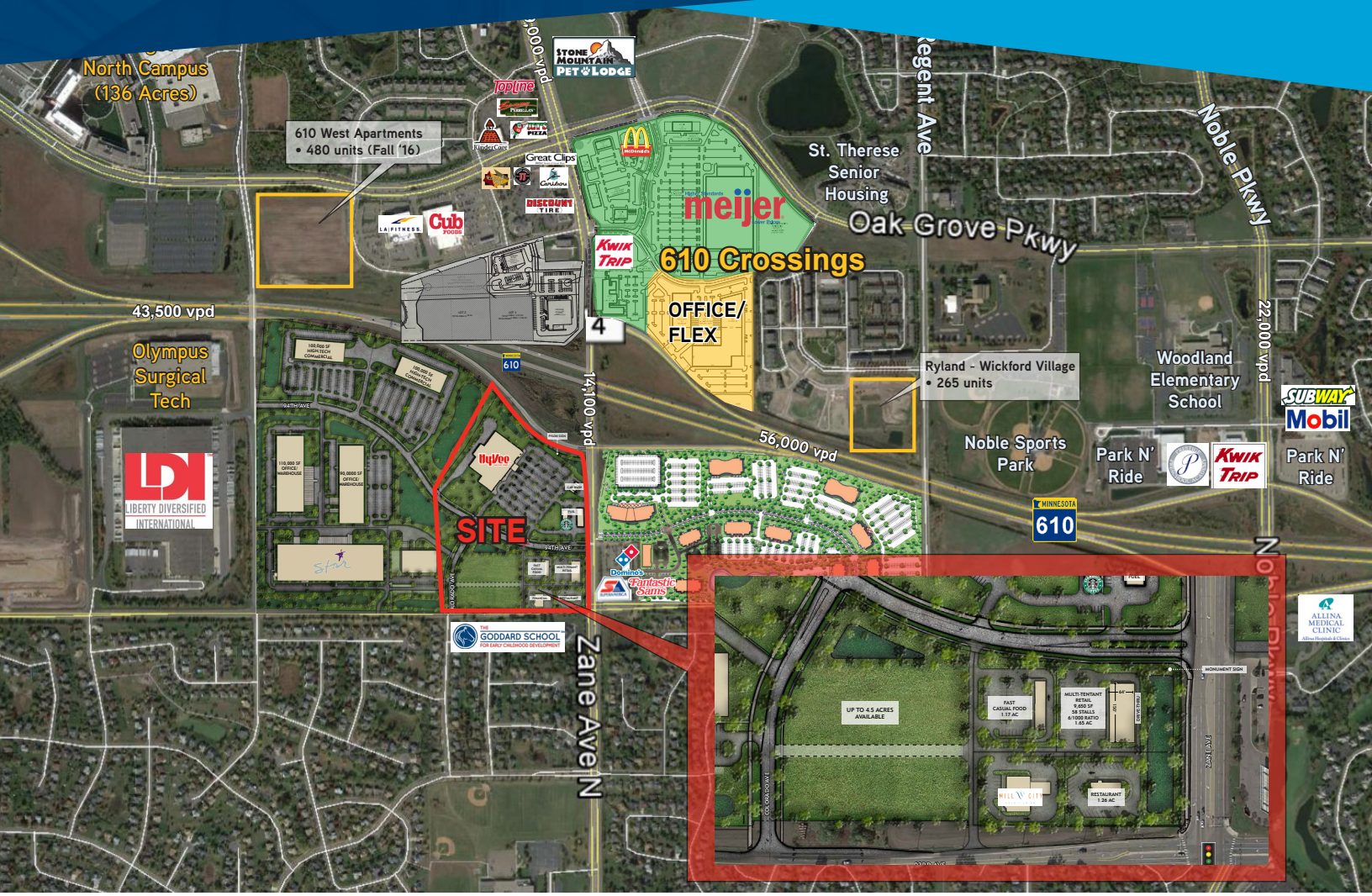
RETAIL SPACE FOR LEASE ›

610 Zane

Brooklyn Park, MN 55443

Colliers INTERNATIONAL

PARTNER X TEAM INTERNATIONAL



BUILDING AMENITIES

- High visibility at SW corner of Hwy 610 and Zane Ave
- Adjacent to new 98,000 sf HyVee now open
- High traffic intersection with over 78,000 vpd
- End cap space with drive-thru available
- 1,200-5,000 sf retail spaces available
- PAD sites available
- Build-To-Suit opportunity

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RYAN

DEVELOPED, OWNED AND
MANAGED BY RYAN COMPANIES

610 ZANE › SITE INFORMATION

Location	Hwy 610 at Zane Avenue N, Brooklyn Park, MN
Description	150,000 SF Retail Center Anchored by New HyVee Grocery Store
Available	Fall 2018

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	7,292	78,326	212,425
Median HH Income	$95,542	$75,060	$64,629
Average HH Income	$102,451	$84,947	$77,489

TRAFFIC COUNTS:

- 93rd Avenue: 4,700 cars/day
- Zane Avenue: 14,100 cars/day
- Highway 610: 56,000 cars/day

** Source MNDOT 2014 traffic study*

AVAILABLE FOR LEASE:

- **9,200 SF Multi-tenant Strip Space - Available Fall 2018**
- Build-to-Suit Opportunities
- 2 PAD Sites Available

AREA TENANTS:

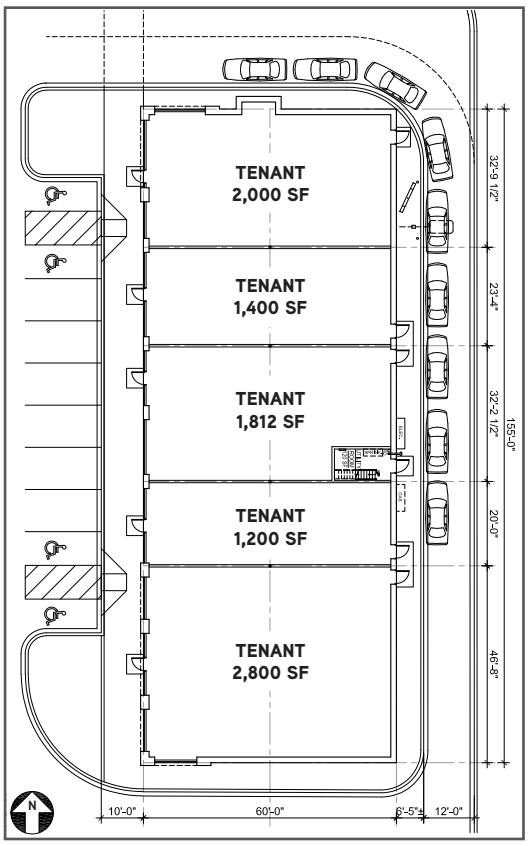
- HyVee
- Caribou Coffee
- Jimmy Johns
- Sammy's Pizza
- LA Fitness
- CherryBerry
- Roasted Pear
- McDonald's
- Cub Foods
- KinderCare

COMMENTS:

Join the new HyVee now open, at the high traffic intersection of 610 and Zane Avenue. Excellent visibilty to over 78,000 vehicles per day. PAD sites, build-to-suit and prime 1,200-5,000 sf spaces for lease.

ELEVATION:





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610 ZANE - SITE PLAN

Brooklyn Park, MN 55443



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