

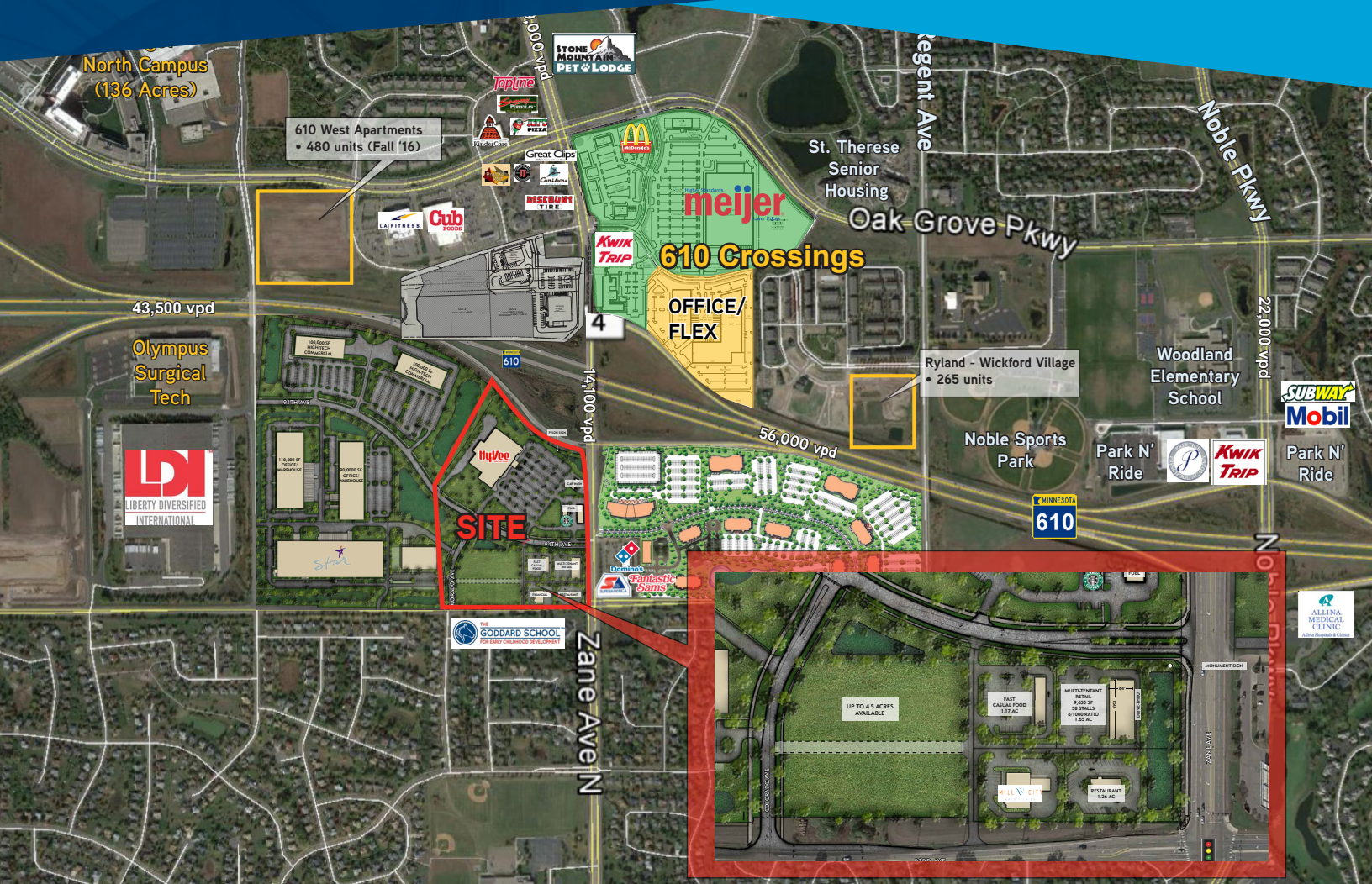
RETAIL SPACE FOR LEASE >

610 Zane

Brooklyn Park, MN 55443



PARTNER **XTEAM**



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

CONTACT US

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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

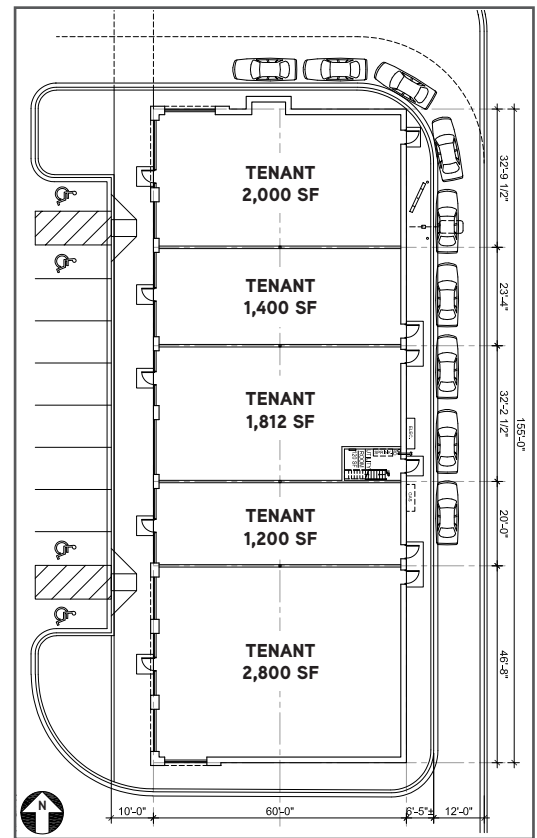
AREA TENANTS:

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

COMMENTS:

Join the new HyVee now open, at the high traffic intersection of 610 and Zane Avenue. Excellent visibility 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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RYAN

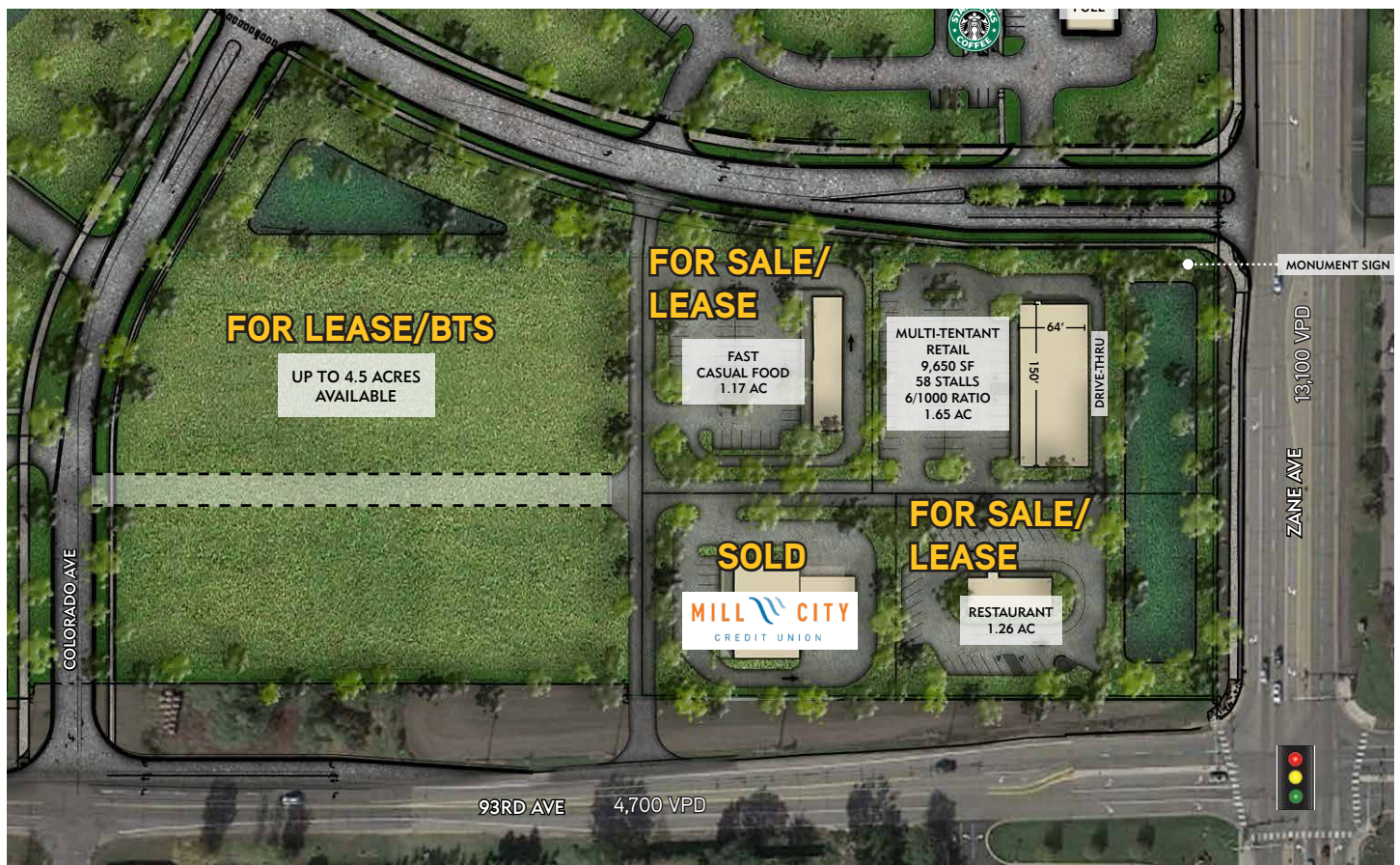
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610 ZANE - SITE PLAN

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