

An aerial photograph of a suburban neighborhood with houses and trees. A yellow banner with a blue border on the left side is overlaid on the bottom half of the image. The banner contains the text 'FOR SALE, LEASE OR BTS' in white, bold, sans-serif capital letters.

**FOR SALE,
LEASE OR BTS**

An aerial map of the Brooklyn Park area, showing streets and green spaces. A large blue semi-transparent rectangle covers the lower half of the image. In the top right corner of this blue area, there is a yellow callout box with the text 'FOR SALE, LEASE OR BTS'. At the bottom of the blue area, the text 'HWY 610 & ZANE' is written in large white letters. The map shows '109th Ave' on the left, 'Brooklyn Park Academy' and 'Middle School' at the top, and 'Champlin Park High School' in the center.

109th Ave

Brooklyn Park Academy

Middle School

Champlin Park High School

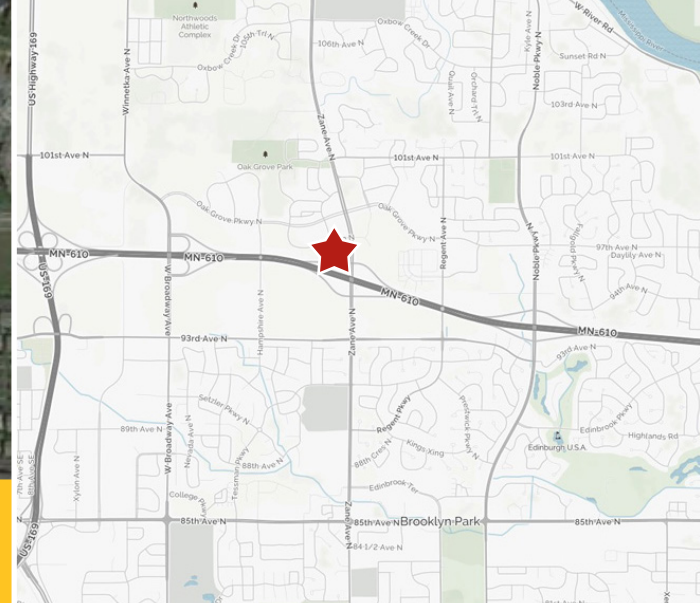
FOR SALE,
LEASE OR BTS

HWY 610 & ZANE

6001-6210 96th Lane N
Brooklyn Park, MN 55443

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Hwy 610 & Zane, Brooklyn Park, MN

**FOR SALE,
LEASE OR BTS**

Site Information

DESCRIPTION:

Commercially zoned property with a wide range of uses including commercial, retail, high density residential and corporate uses.

TOTAL ACREAGE:

9 Acres

AREA TENANTS:

- › Cub Foods
- › LA Fitness
- › Caribou Coffee
- › Xfinity
- › Jet's Pizza
- › Jimmy John's
- › Domino's
- › Hy-Vee
- › Target Headquarters
- › Sprint
- › McDonald's
- › Holiday Station
- › Pita Pit
- › Super America

AVAILABLE:

1 - 9 Acres (For Sale/Lease/BTS)

ASKING PRICE:

\$15 PSF

TRAFFIC COUNTS:

- › Zane Ave N: 19,00 vpd
- › Hwy 610: 56,000 vpd

* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	4,915	18,365	35,420
Median HH Income	\$79,047	\$83,370	\$93,710
Avg HH Income	\$89,190	\$116,768	\$131,389

* Source: ESRI 2015 estimates

Comments

The property has excellent positioning in the growing area of Brooklyn Park located off of Hwy 610 and Zane Ave interchange (full access). Multiple types of development are encouraged based on the zoning including residential, office, retail and service businesses, as well as mixed use developments. The site is located next to Target North's Campus, the newly planned Hy-Vee Grocery, LA Fitness, Cub Foods, 610 West, a 480 unit luxury apartment, and much more. Utilities are located on site with roads and infrastructure in place for future development.

Contact Us

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