

AVAILABLE > OFFICE/FLEX SPACE



610 Crossings

HIGHWAY 610 & ZANE AVENUE, BROOKLYN PARK, MN



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Site Information

Location	NEQ of Highway 610 & Zane Ave
Description	Approximately 51.5 Mixed-Use Development
Zoning	TC; Town Center District

Expenses

TBD

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	6,043	78,576	209,821
Daytime Population	1,554	24,117	86,623
Median Household Income	\$94,151	\$73,782	\$63,208
Average Household Income	\$115,622	\$87,312	\$77,583

**Source: ERSI forecast 2014, based on 2010 US Census*

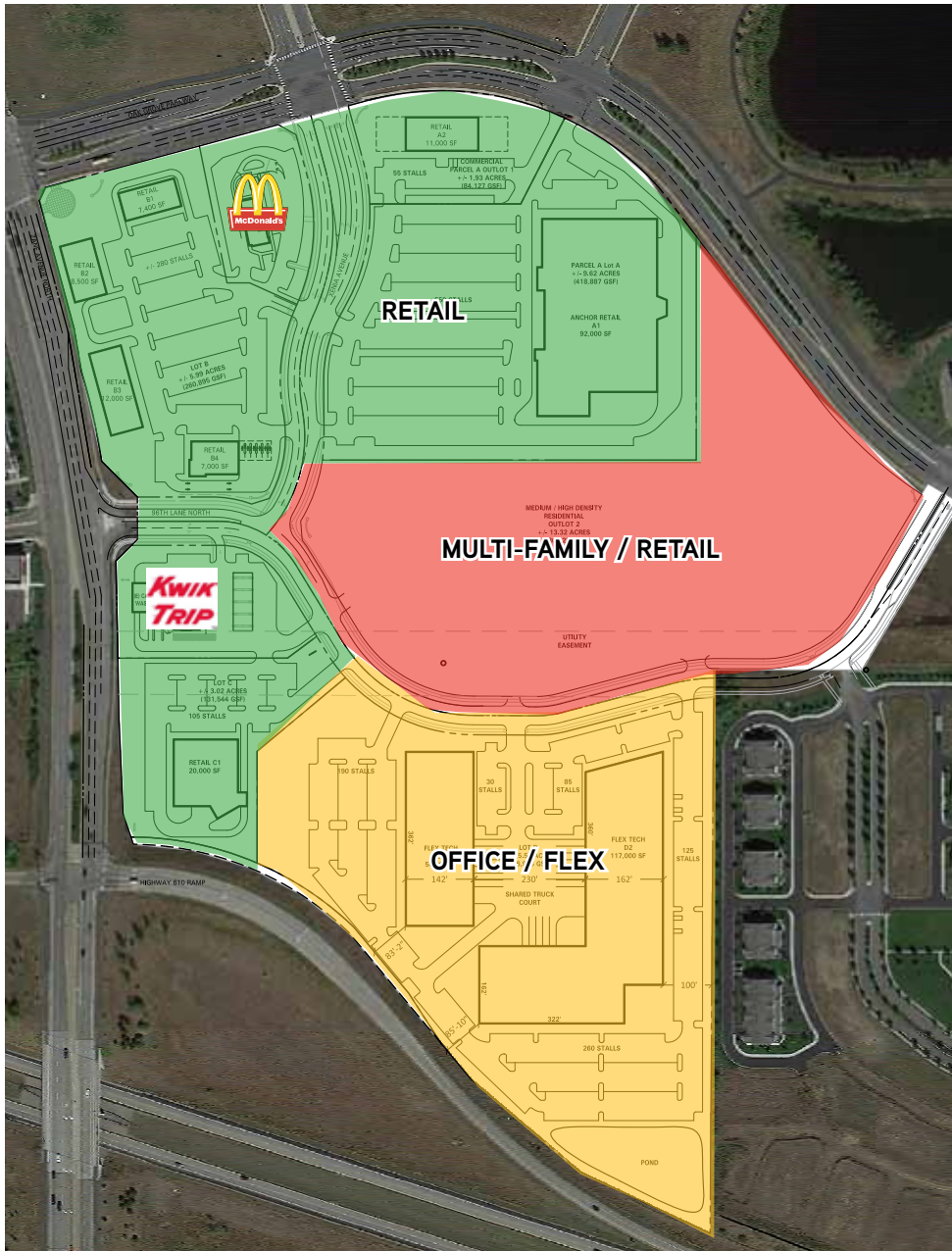
Traffic Counts

Highway 610	56,000 cars per day
Zane Avenue	19,000 cars per day

**Source: MNDOT 2012 Traffic Counts, Average Cars Per Day*

AREA TENANTS

> MCDONALD'S	> FITNESS 19	> SPRINT
> KWIK TRIP	> GREAT CLIPS	> TARGET CORPORATION
> CARIBOU COFFEE	> JIMMY JOHNS	> KINDERCARE
> FAIRVIEW	> LA FITNESS	> TOPLINE FEDERAL CREDIT UNION
> CUB FOODS	> SAMMY PERELLA'S	> CHERRY BERRY
	> ROASTED PEAR	



Available

Office/Flex

- Quality engineered and designed Office/ Flex development
- Parking at 4 stalls per 1,000 square feet
- Can accommodate Grade Level and Dock High Loading
- Clear Heights varies dependent on client needs (18'-28')
- Two building square footage totals 167,000 sf (divisible to 20,000 sf)
- Build to Suit up to 200,000 sf

Comments

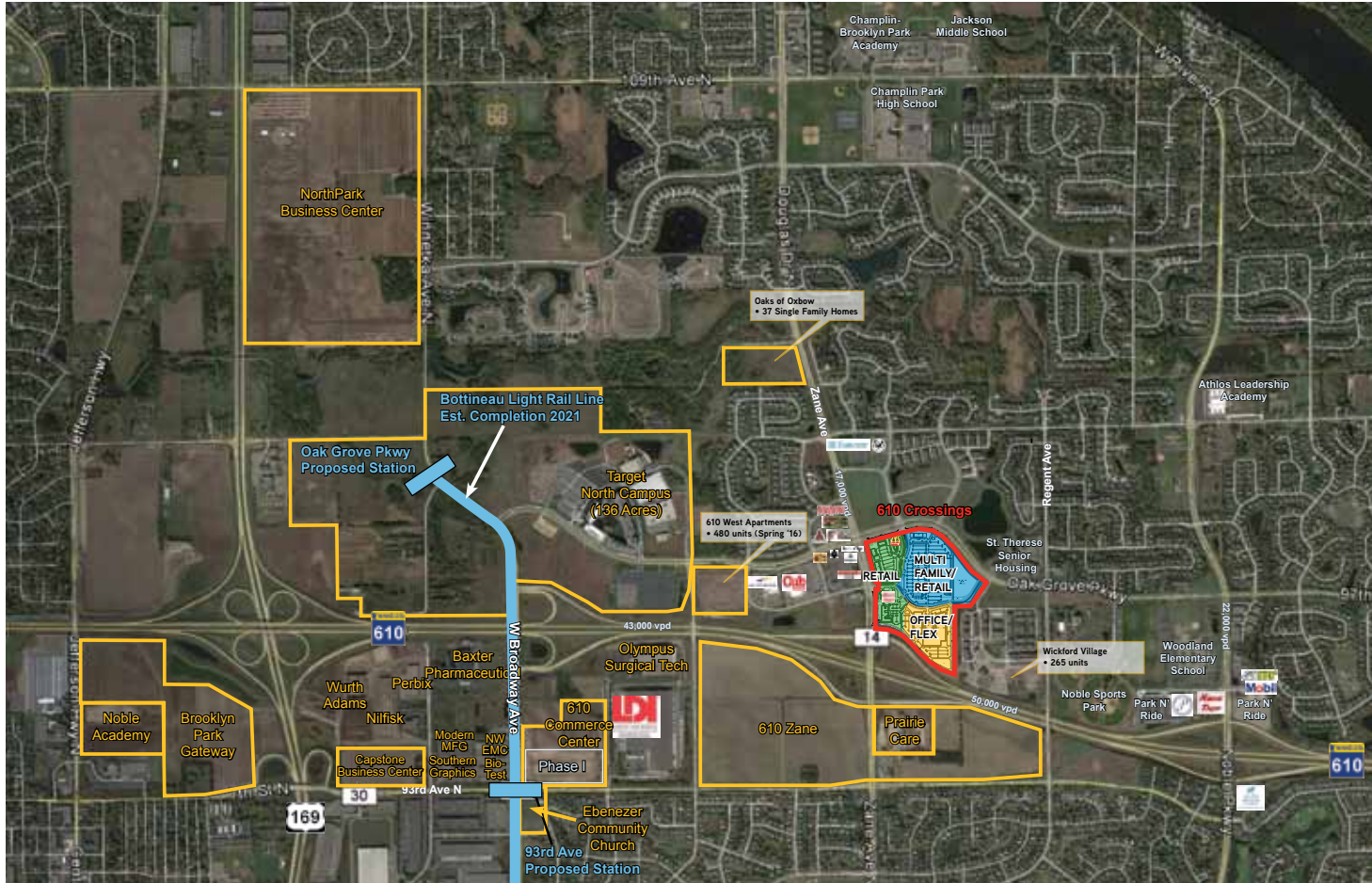
- Excellent access to Highway 610 via a full interchange at Zane Avenue
- Nearby connections to Highway 169, 252, and 10 as well as Interstates 494, 694 and 35W
- 1,500 lineal feet of frontage on Highway 610
- Nearby amenities include LA Fitness, Cub Foods, Kwik Trip Convenience Store and Fuel and McDonalds

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Aerial



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