

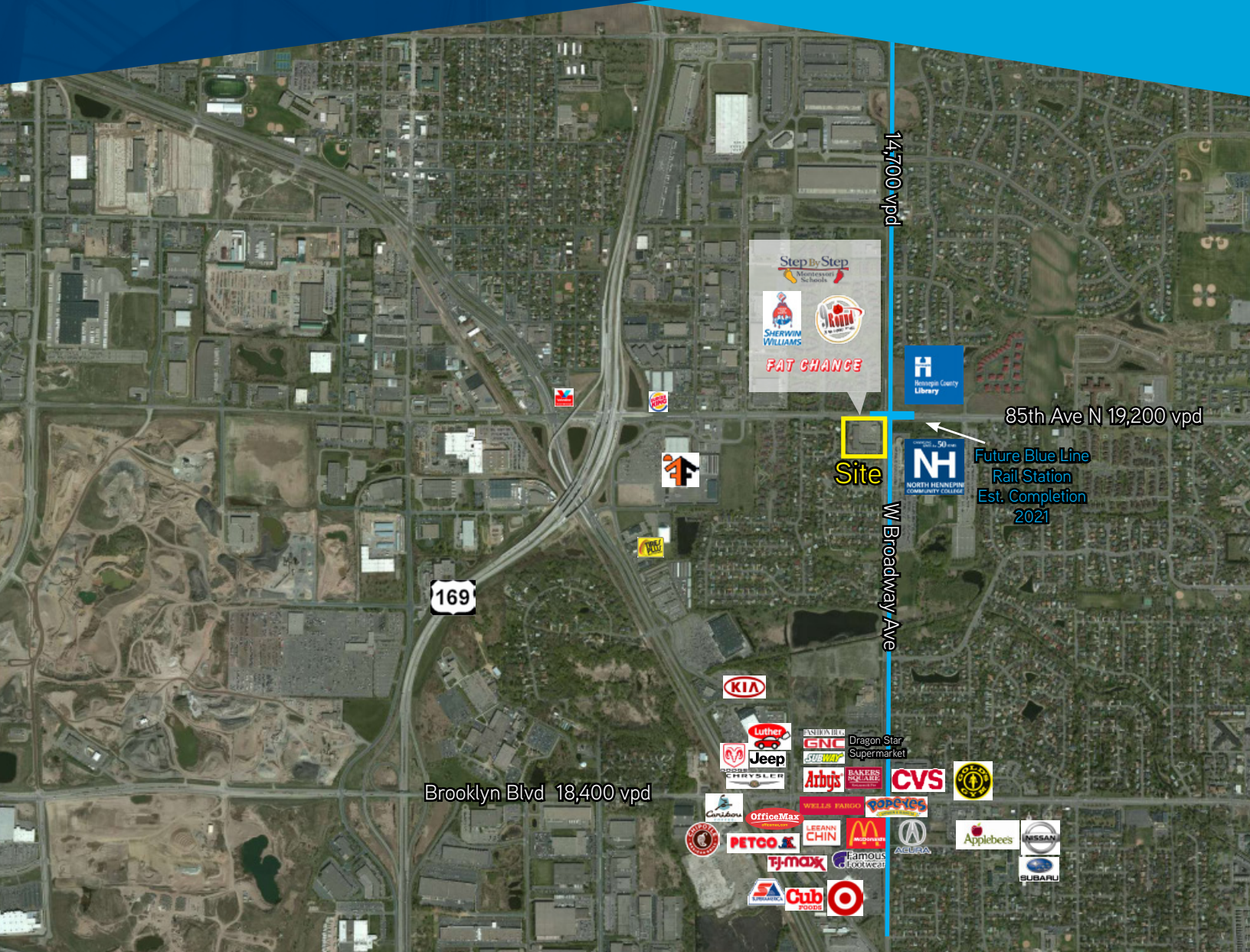
RETAIL SPACE FOR LEASE >

# Broadway Square

8401 W Broadway Ave | Brooklyn Park, MN



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## CONTACT US >

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## SITE INFORMATION >

**Location:** SWQ Brooklyn Blvd & W Broadway Ave  
**Description:** Dense area with strong daytime population

### AVAILABLE:

Suite 8457: 1,587 SF

| DEMOGRAPHICS:      | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 9,037    | 73,135   | 203,788  |
| Daytime Population | 7,994    | 62,994   | 154,644  |
| Average HH Income  | \$76,098 | \$85,607 | \$89,515 |

\* Source: ESRI 2017 Est.

### TRAFFIC COUNTS:

85th Ave North: 19,200 vpd  
 Broadwaqy Ave: 14,700 vpd

\* Source: Minnesota Department of Transportation 2017 Study Averages are per day total cars

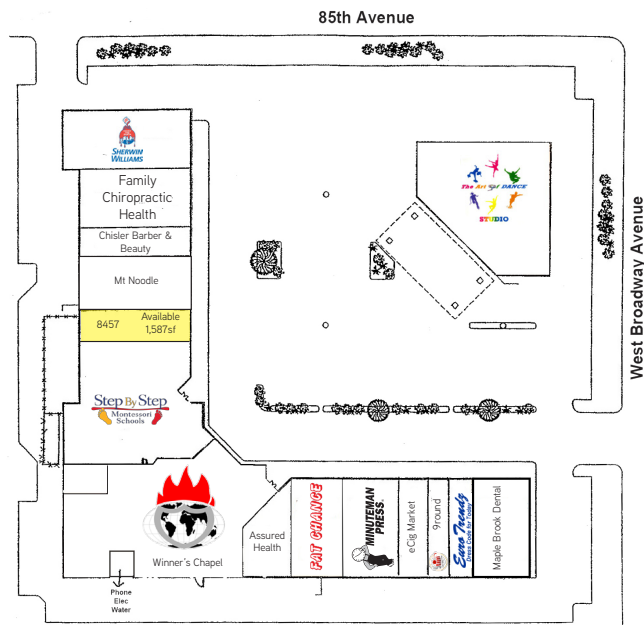
### 2018 EST. CAM & RE TAX:

\$3.55 per square foot CAM/Ins.  
 \$2.98 per square foot Taxes  
 \$0.14 per square foot Insurance  
 \$6.67 total per square foot

### CENTER TENANTS:

- > Target > SA > Arby's > Fleet Farm
- > Burger King > Tire's Plus > Menards > TJ Maxx
- > GNC > Cub Foods > Caribou > Subway
- > Walmart > Chipotle > Fashion Bug > Famous Footwear
- > Leeann Chin > Petco > McDonald's > Rainbow Foods
- > Baker's Square

### SITE PLAN:



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