

RETAIL SPACE FOR LEASE >

# Zanebrook Shopping Center

7616 Brooklyn Boulevard | Brooklyn Park, MN

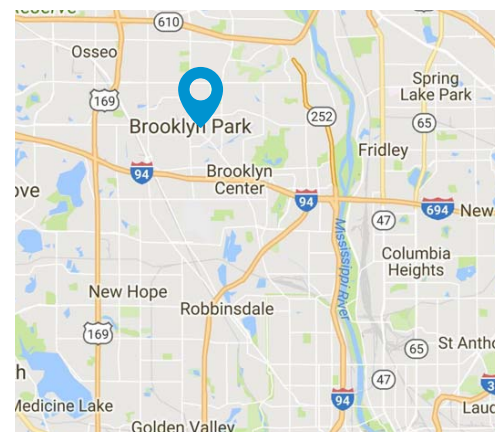


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## PROPERTY HIGHLIGHTS

- > Last remaining vacancy in a busy shopping center
- > Direct access from Brooklyn Blvd and Zane Ave
- > Pylon signage available
- > Ample parking
- > Existing restaurant equipment (hood, freezers, coolers, etc)
- > Neighboring tenants include: Bowlero, Aldi, Med Express, Walgreens, HCMC Brooklyn Park Clinic
- > Wide open space, high ceilings, ready for restaurant/food user or other retail concept



## CONTACT US >

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# ZANEBROOK SHOPPING CENTER >



## SITE INFORMATION

- > Location: 7616 Brooklyn Blvd | Brooklyn Park, MN
- > Building GLA: 76,335 sf
- > Parking: 349 spaces
- > Year Built: 1965



## AVAILABLE FOR LEASE

- > 4,014 SF



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	20,9081	100,103	243,145
Median HH Income	\$46,065	\$59,181	\$63,835
Average HH Income	\$58,358	\$77,110	\$82,171

*\*Source: ESRI 2018 Est.*



## TRAFFIC COUNTS

- > Brooklyn Blvd: 21,100 vpd
- > Zane Ave: 13,400 vpd

*\*Source: MN Department of Transportation 2017 Study averages are per day total cars*



## EXPENSES (2019)

- > CAM: \$2.25 PSF
- > Tax: \$2.64 PSF



## RENTAL RATES

- > \$13-15 PSF

## AREA TENANTS



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