

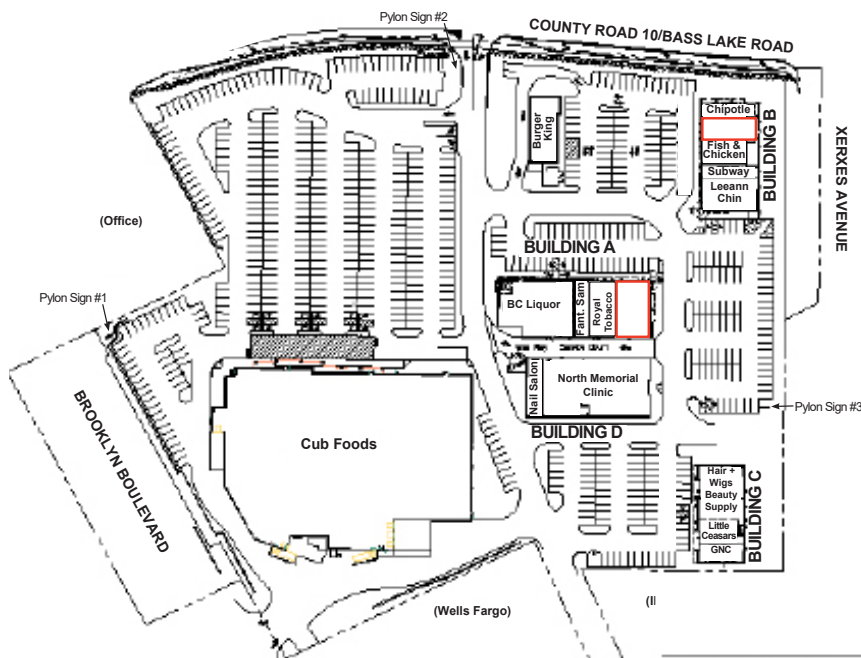
FOR LEASE &gt; RETAIL

# Brookdale Corner

5605-5711 XERXES AVENUE SOUTH, BROOKLYN CENTER, MN



## Site Plan



High traffic, multi-building retail center situated at the corner of Brooklyn Boulevard and County Road 10 - the most prominent intersection in the trade area.

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## Site Information

<b>Location</b>	Southeast corner of Brooklyn Blvd. & County Road 10
<b>Description</b>	Cub Foods anchored, multi-building retail center
<b>Total GLA</b>	115,406 SF

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	12,037	121,932	309,370
<b>Median HH Income</b>	\$50,761	\$52,243	\$54,776
<b>Average HH Income</b>	\$62,872	\$65,554	\$72,169

\* Source: ESRI 2015 Estimates

### TRAFFIC COUNTS:

> Brooklyn Boulevard	21,900 cpd
> County Road 10	17,600 cpd
> Highway 100	66,000 cpd

\* Source: MNDOT averages are per day total cars

### ASKING BASE RENTS:

\$20.00 to \$24.00 p.s.f.

### EXPENSES

#### BUILDING A:

CAM:	\$4.95 p.s.f.
Taxes:	\$4.01 p.s.f.
Total:	\$8.96 p.s.f.

#### BUILDING C:

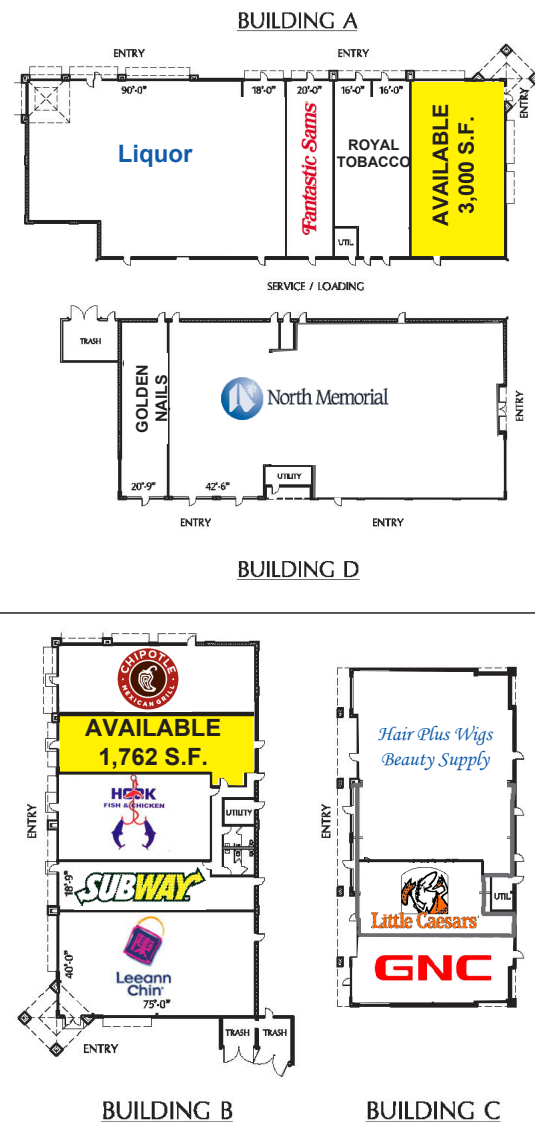
CAM:	\$6.76 p.s.f.
Taxes:	\$4.01 p.s.f.
Total:	\$10.77 p.s.f. (2018 estimates)

### AREA TENANTS:

> Target	> TJ Maxx
> Wal-Mart	> Sally Beauty
> Michaels	> LA Fitness
> Sears	> K&G Fashion Superstore

### COMMENTS:

Anchored by Cub Foods, this multi-building retail center is strategically situated at the most prominent intersection of the Brooklyn Center trade area. High traffic counts and dense population add to the desirability of Brookdale Corner. Pylon signage available to qualified premises.



## Contact Us

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