

AVAILABLE > RETAIL

610 Crossings

NEQ OF HIGHWAY 610 & ZANE AVENUE, BROOKLYN PARK, MN

WELSH

PARTNER  X TEAM
INTERNATIONAL



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 **OPUS**
THE OPUS GROUP

Site Information

Location	NEQ of Highway 610 & Zane Ave
Description	Approximately 58 Acre Mixed-Use Development
Zoning	TC; Town Center District
Available	1-20 Acres; BTS For Lease, Sale, Ground Lease

Expenses

TBD

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	7,125	78,439	212,491
Daytime Population	4,156	31,984	111,769
Median Household Income	\$95,537	\$75,095	\$64,614
Average Household Income	\$102,574	\$85,003	\$77,486

**Source: ERSI forecast 2015, based on 2010 US Census*

Traffic Counts

Highway 610	56,000 cars per day
Zane Avenue	22,100 cars per day

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

AREA TENANTS

- > MCDONALD'S

> Kwik TRIP

> CARIBOU COFFEE

> FAIRVIEW

> CUB FOODS

> FARRELL'S
- > GREAT CLIPS

> JIMMY JOHNS

> LA FITNESS

> SAMMY PERELLA'S

> ROASTED PEAR

> SPRINT

> TARGET CORPORATION
- > KINDERCARE

> TOPLINE FEDERAL CREDIT UNION

> CHERRY BERRY

> DISCOUNT TIRE

> HY-VEE



Available

Retail

- 1 - 20 acres; can be combined with office/flex
- 2,000 - 200,000 SF
- For Sale, Lease or BTS
- Great access
- Excellent visibility
- Roads installed
- Utilities adjacent and available

Comments

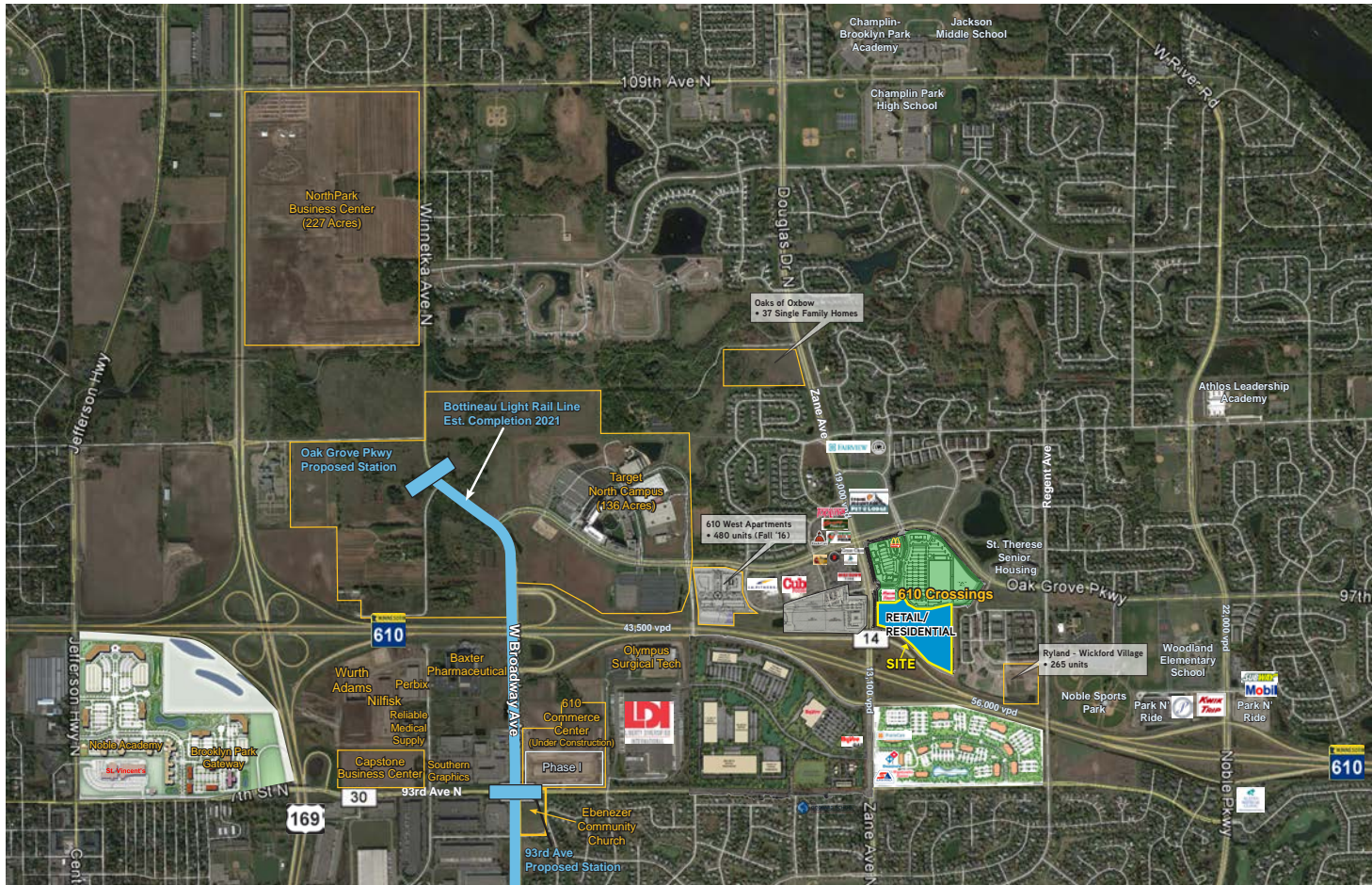
- Excellent access to Highway 610 via a full interchange at Zane Avenue
- Nearby connections to Highway 169, 252, and 10, as well as Interstates 494, 694 and 35W
- 1,500 lineal feet of frontage on Highway 610
- Nearby amenities include LA Fitness, Cub Foods, Kwik Trip, Hy-Vee, Mcdonald's and more

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Aerial



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