

RETAIL SPACE AVAILABLE >

610 Crossings

NEQ of Highway 610 & Zane Avenue | Brooklyn Park, MN

WELSH

PARTNER **XTEAM**
RETAIL ADVISORS



CONTACT US >

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 **OPUS**

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SITE INFORMATION

- > **Location:** NEQ of Hwy 610 & Zane Ave | Brooklyn Park, MN
- > **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

Radius	1 Mile	3 Mile	5 Mile
Population	6,311	83,511	219,566
Daytime Population	7,610	66,189	229,859
Median HH Income	\$101,374	\$75,697	\$65,805
Average HH Income	\$115,681	\$92,519	\$82,941



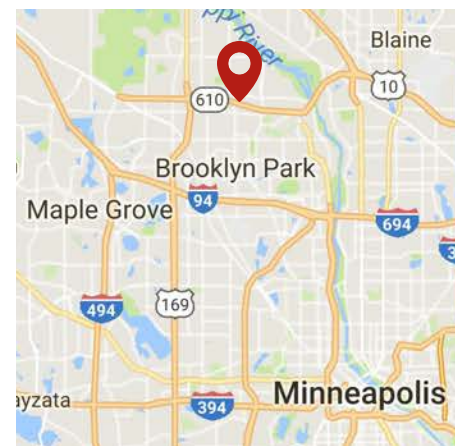
TRAFFIC COUNTS

- > Highway 610: 56,000 vpd
- > Zane Avenue: 22,100 vpd

HIGHLIGHTS

- > Excellent access to Highway 610 via a full interchange at Zane Avenue
- > Nearby connections to Highways 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 Goods, Kwik Trip, Hy-Vee, McDonald's, Burger King, Chick-fil-A and more

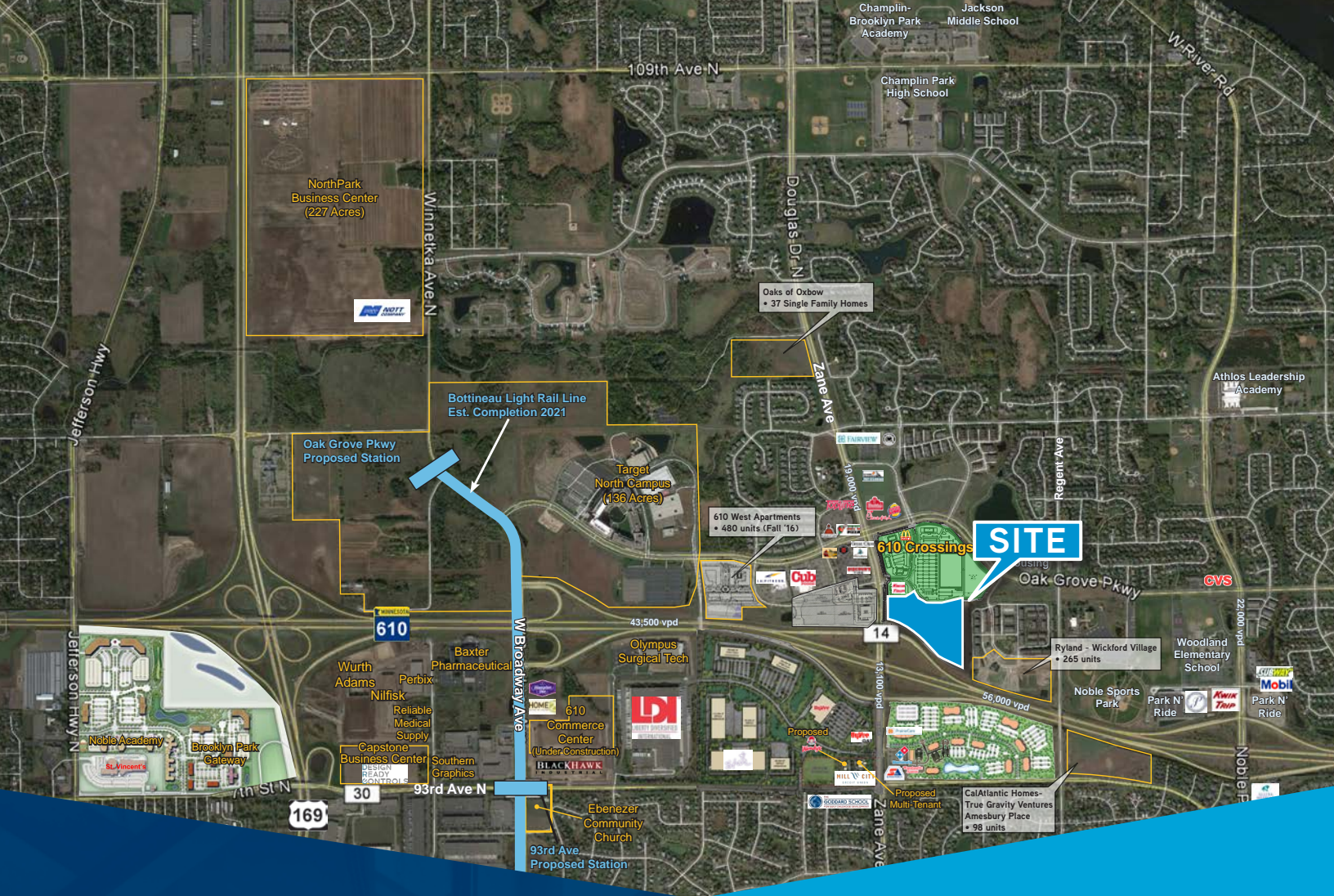
AREA TENANTS





AVAILABLE

- > 1-20 acres
- > 2,000-200,000 SF
- > For Sale, Lease or BTS
- > Great access
- > Excellent visibility
- > Roads installed
- > Utilities adjacent and available



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AERIAL



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