

RETAIL SPACE | FOR LEASE

BROOKDALE CORNER SHOPPING CENTER

5605 - 5711 Xerxes Avenue North | Brooklyn Center MN



TRANSWESTERN

REAL ESTATE
SERVICES



FOR MORE INFO CONTACT:

Janet Olson | 612.359.1681 | janet.olson@transwestern.com



Member of:

REALTY
RESOURCES

SITE INFORMATION



LOCATION

5605-5711 Xerxes Ave N
Brooklyn Center, MN



SPACE AVAILABLE

5,550 sf Endcap | Divisible to 1,754 sf



ASKING BASE RENTS

\$20.00 psf to \$24.00 psf

EST. CAM & TAX (2022)

\$9.76 psf (\$4.94 psf CAM + \$4.82 psf Taxes)



TRAFFIC COUNTS

26,000 vpd on Brooklyn Boulevard
18,300 vpd on County Road 10



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 is available to qualified premises.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,162	126,412	324,697
Daytime Pop.	11,639	104,606	299,816
Avg HH Income	\$101,390	\$84,319	\$92,826

CENTER TENANTS



AREA TENANTS



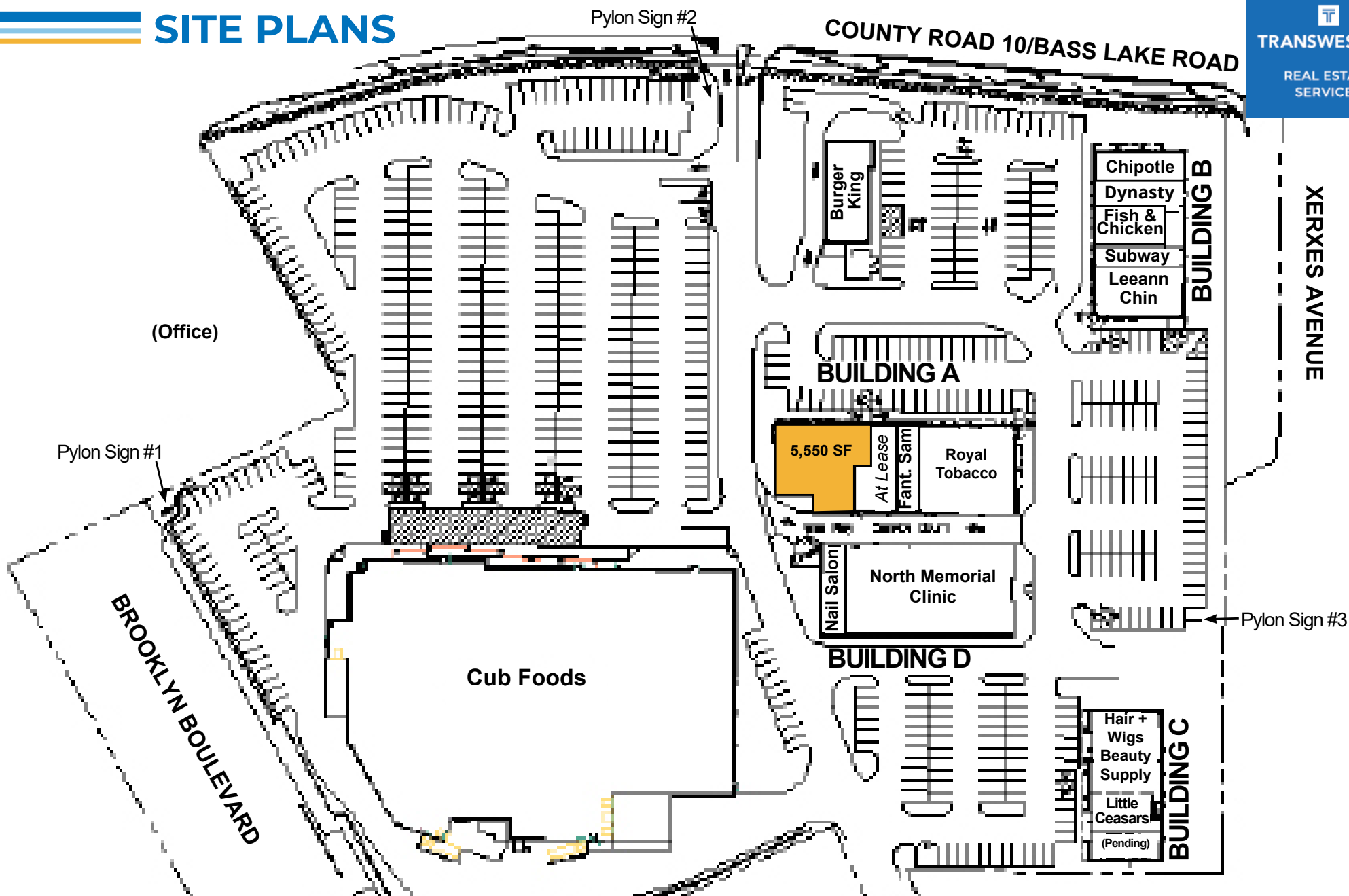
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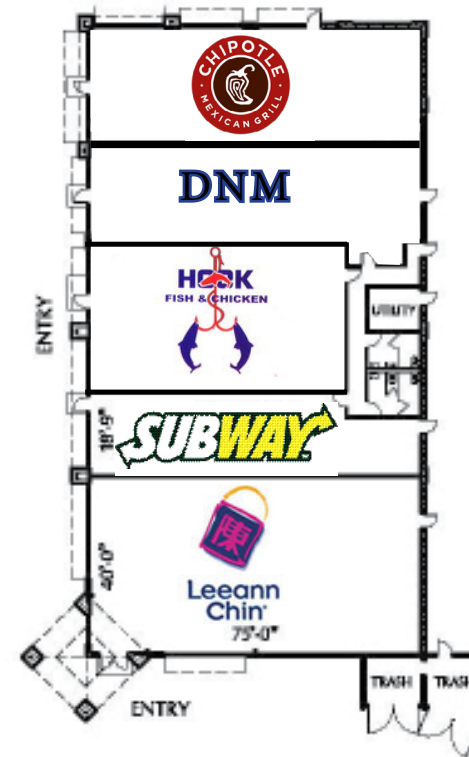
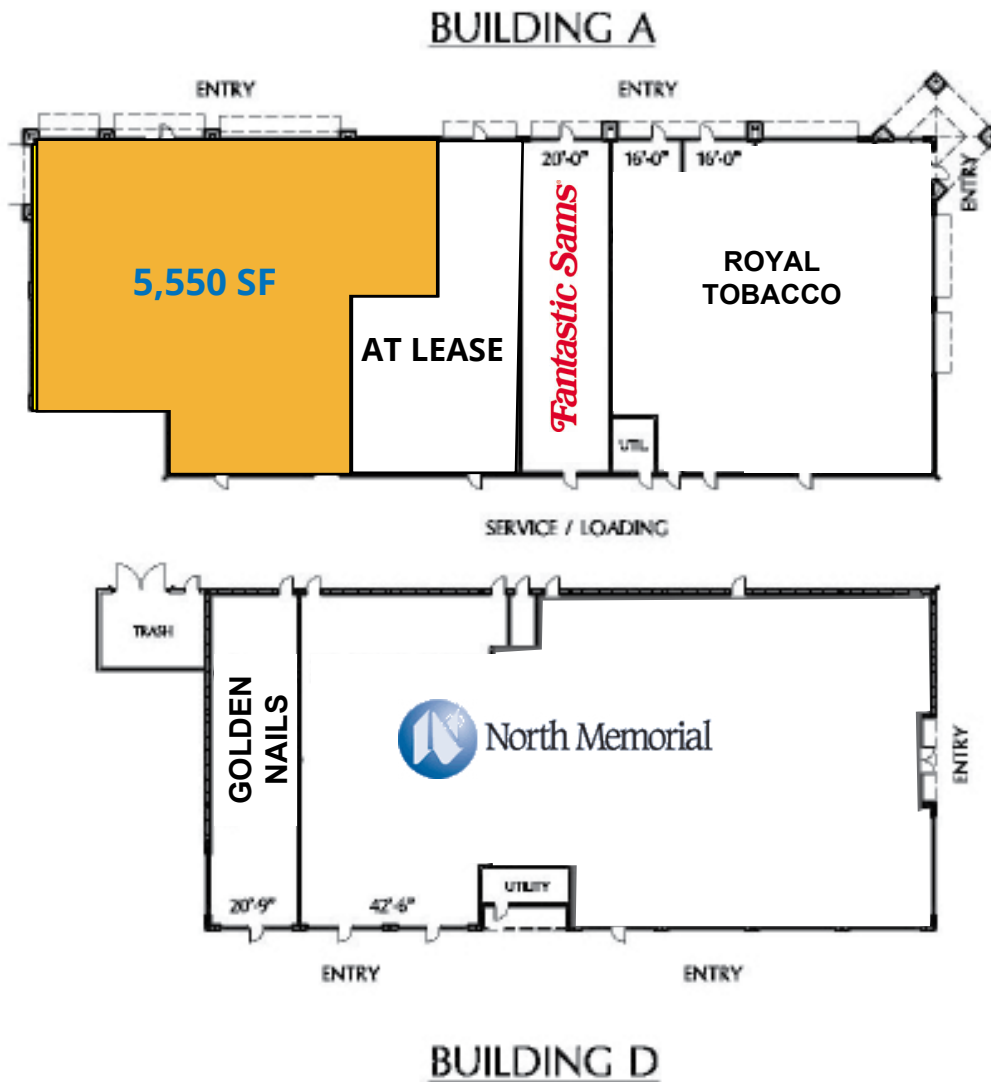
SITE PLANS



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BUILDING PLANS



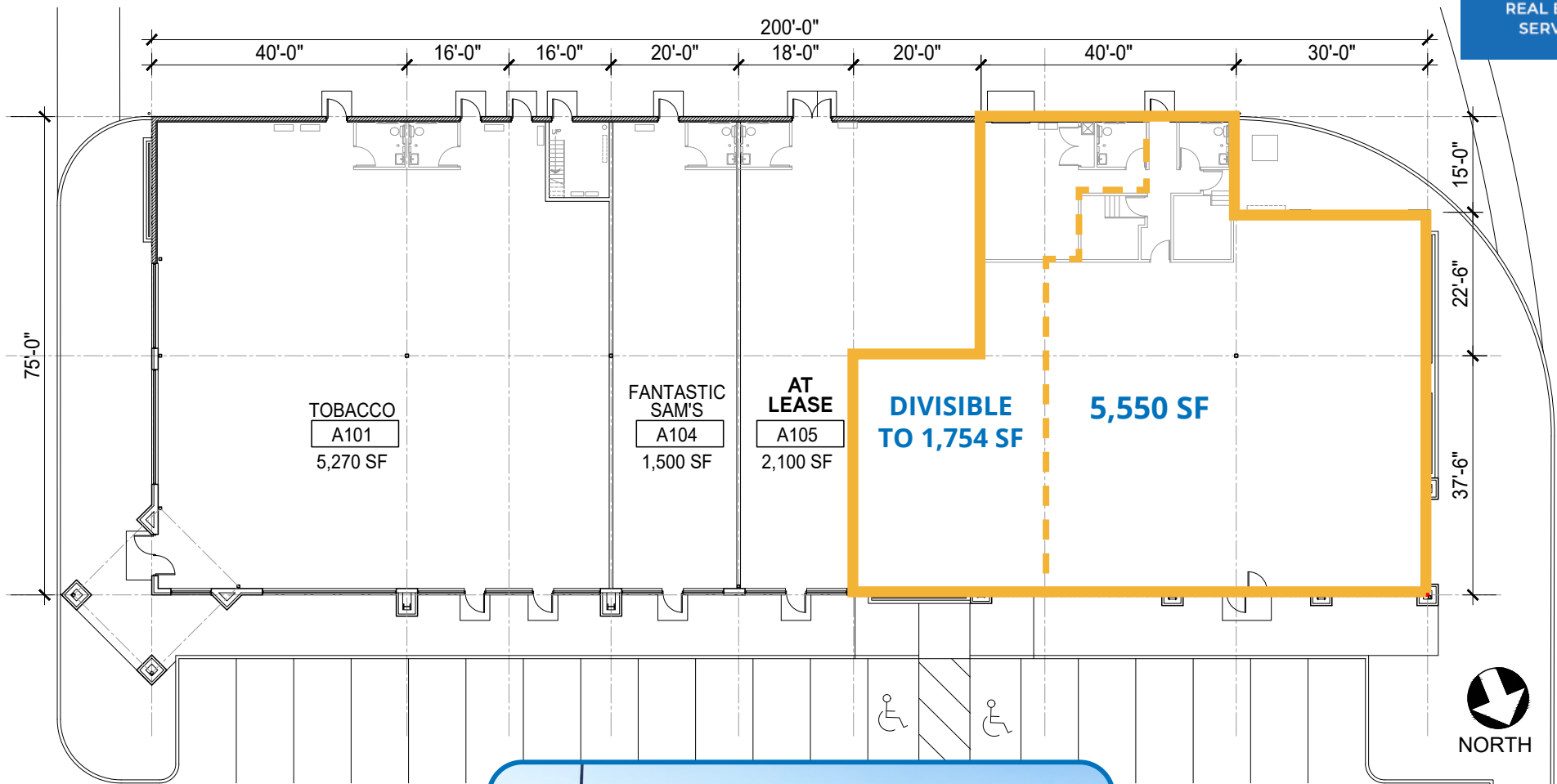
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BUILDING A - PLAN



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