

CVS



## BROOKDALE CORNER

26,000 cpd Brooklyn Boulevard

Xerxes Ave.

18,300 cpd County Road 10/Bass Lake Road

66,000 cpd



MTC Transit



RETAIL SPACE FOR LEASE

# BROOKDALE CORNER

5605 - 5711 XERXES AVE N | BROOKLYN CENTER, MN

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**TRANSWESTERN**  
REAL ESTATE  
SERVICES





# OVERVIEW



## AVAILABLE

- 6,300 SF Endcap | Divisible to 1,350 SF



## ASKING BASE RENTS:

- \$17.00 psf - \$22.00 psf

## EXPENSES (2022 EST.)

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



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	12,430	121,405	318,306
Median HH Income	\$52,953	\$55,327	\$59,308
Average HH Income	\$69,323	\$70,510	\$78,238

*\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



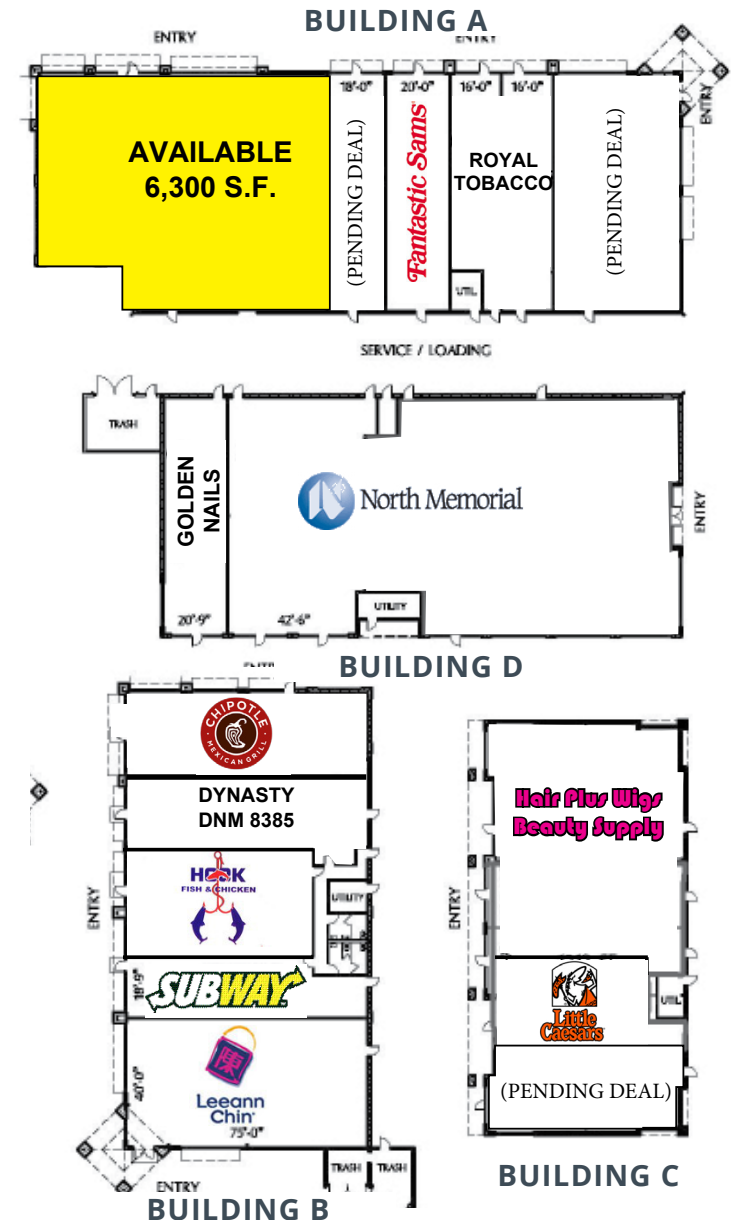
## TRAFFIC COUNTS

- 26,000 vpd - Brooklyn Blvd
- 18,300 vpd - Cty Rd 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 available to qualified premises.

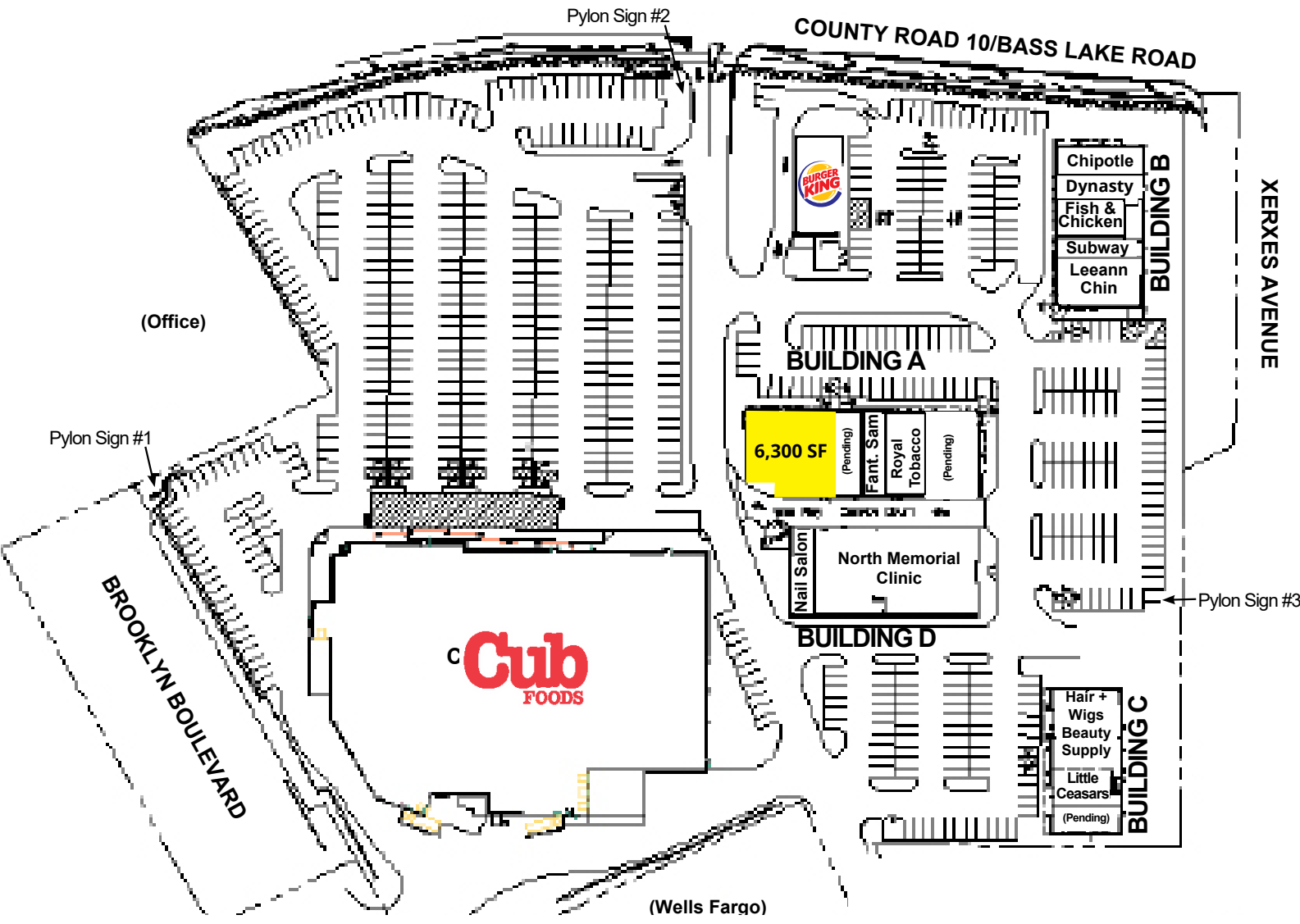








# SITE PLAN



# FLOOR PLAN

## BUILDING A

