RETAIL FOR LEASE ›

Crystal Town Center

5600-5632 West Broadway Avenue | Crystal, MN 55428



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CRYSTAL TOWN CENTER › RETAIL FOR LEASE

PROPERTY HIGHLIGHTS

- Located on the most trafficked intersection in the trade area
- Join Aldi, Chipotle, and Sport Clips
- Superior vacancies in a tight market
- Second generation 7,500 SF restaurant space available
- Great access off of West Broadway and Bass Lake Road

SITE INFORMATION

- **Location:** 5600-5632 W Broadway Ave | Crystal, MN 55428
- **Description:** 55,532 SF retail center

TRAFFIC COUNTS

- W Broadway Ave: 8,000 vpd
- Bass Lake Rd: 21,200 vpd

** Source: MNDOT 2017 Study averages are per day total cars*

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	12,801	103,795	257,752
Median HH Income	$55,288	$58,078	$64,752
Average HH Income	$70,902	$77,884	$87,582

** Source: ESRI 2019 Est.*

EXPENSES

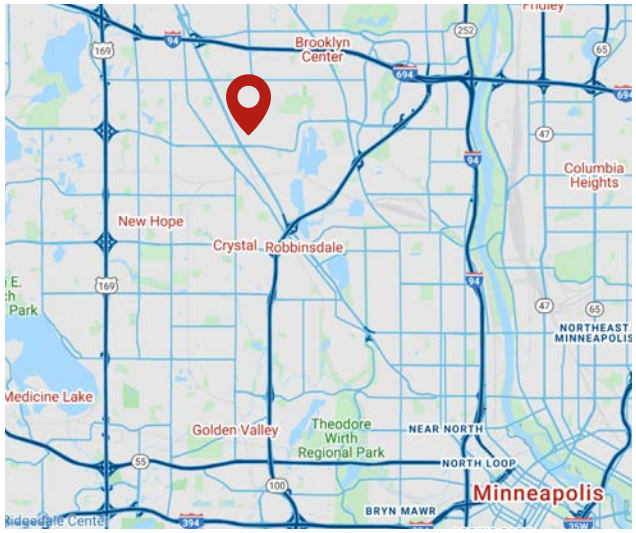
- **CAM:** $3.99 PSF
- **RE Taxes:** $4.65 PSF

AVAILABLE

- 2,088-7,500 SF Suites

LEASE RATES

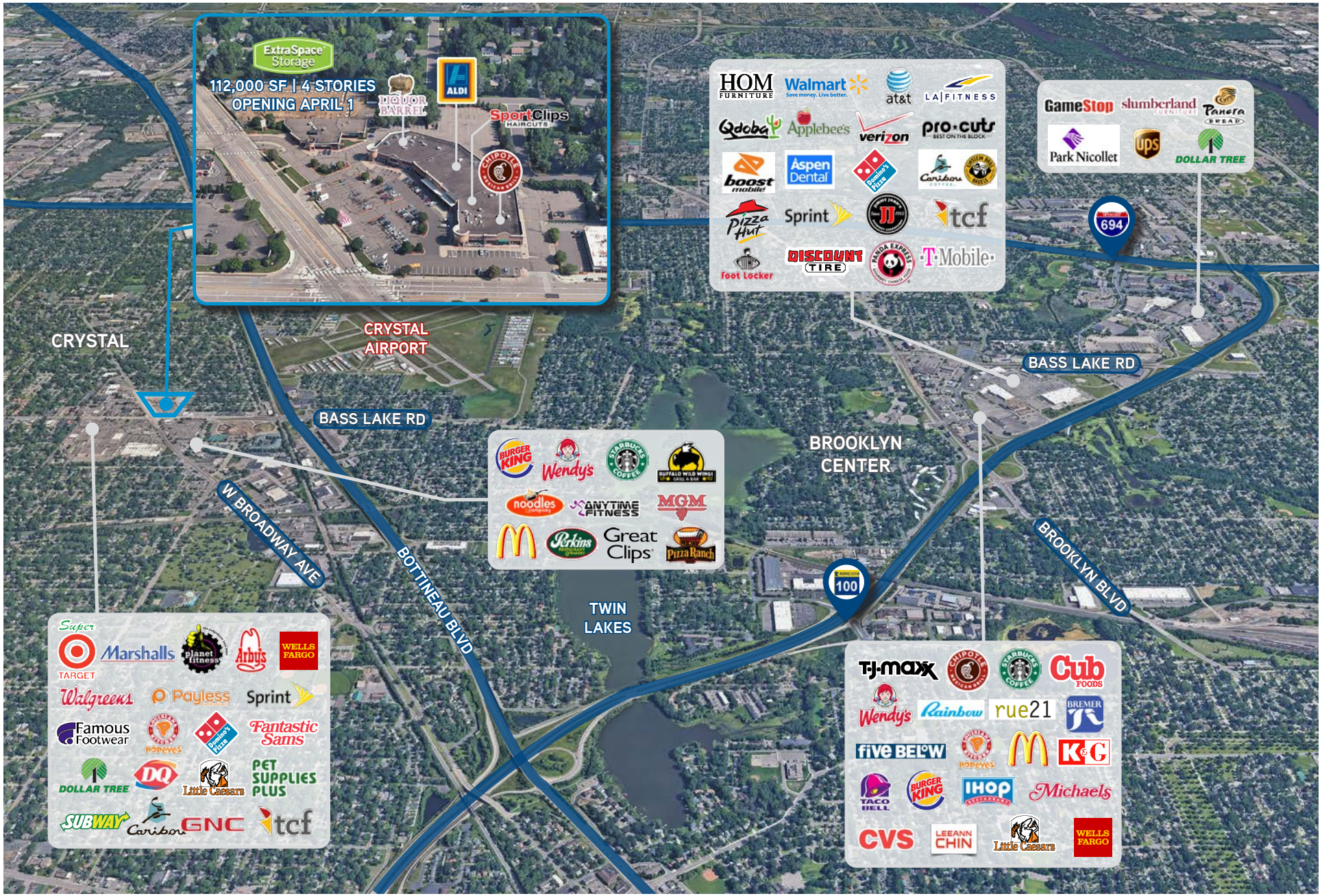
- Contact Broker



AREA TENANTS

Marshalls · Super Target · Starbucks Coffee · Famous Footwear · Buffalo Wild Wings Grill & Bar · Taco Bell · Popeyes · MGM · Planet Fitness · Pizza Ranch · noodles & company · Dollar Tree · Walgreens · Caribou Coffee

CRYSTAL TOWN CENTER › AREA AERIAL



CRYSTAL TOWN CENTER › SITE PLAN

SUITE	TENANT	SQUARE FEET
5600	AVAILABLE - CAN DEMISE	6,500 SF
5608	Chipotle	3,386 SF
5612	Sport Clips	1,200 SF
5620	Aldi	17,929 SF
5628	Liquor Barrel	6,500 SF
5632	AVAILABLE	7,500 SF
5640E	AVAILABLE	4,423 SF
5640D	AVAILABLE	2,088 SF
5640C	AVAILABLE	2,100 SF
5640B	Miracle Ear	1,754 SF
5640A	Kimberlee Murphy D.D.S	2,161 SF



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