

# FOR LEASE

# EDINBURGH PLAZA

1400 85th Avenue North | Brooklyn Park, MN | 55444



Retail Space For Lease In Brooklyn Park

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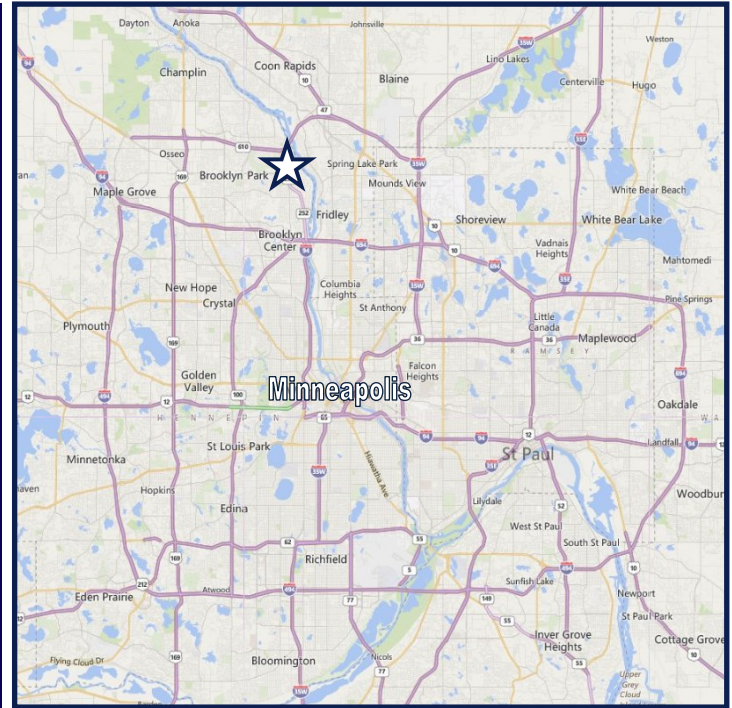
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1400 85th Avenue North
<b>CITY, STATE</b>	Brooklyn Park, MN
<b>BUILDING SIZE</b>	19,897 SF
<b>YEAR BUILT</b>	1987
<b>LOT SIZE</b>	3.82 Acres
<b>SPACE AVAILABLE 1</b>	5,256 SF End Cap
<b>SPACE AVAILABLE 2</b>	747 SF
<b>ASKING RENT</b>	\$16.00—\$18.00 PSF NNN
<b>CAM 2019 EST.</b>	\$6.96 PSF
<b>RE TAXES 2019 EST.</b>	\$3.98 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$10.94 PSF
<b>PARKING</b>	92 Spaces
<b>MARKET</b>	Northwest



**TENANTS**

Physicians Group

Subway

Fiesta Cancun Mexican Restaurant

**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	11,136	90,759	250,463
<b>DAYTIME POPULATION</b>	1,186	42,134	115,299
<b>MEDIAN HH INCOME</b>	\$76,862	\$61,913	\$58,885
<b>AVERAGE HH INCOME</b>	\$95,778	\$80,221	\$76,039
<b>MEDIAN AGE</b>	37.6	35.4	36.6

**COMMENTS**

- The newly remodeled Edinburgh Plaza has been a mainstay neighborhood shopping center that has attracted many successful retail and professional services through the years.
- Anchored by Physicians Group and Subway, Edinburgh Plaza has been a great traffic generator. Newly added to the center is Fiesta Cancun Mexican Restaurant, which will continue to keep this center bustling with activity during the day and evenings.

**AREA RETAILERS**

Festival Foods

Dollar Tree

Walgreens

Caribou Coffee

McDonald's

**TRAFFIC COUNTS**

**85TH AVENUE NORTH** 8,706 VPD

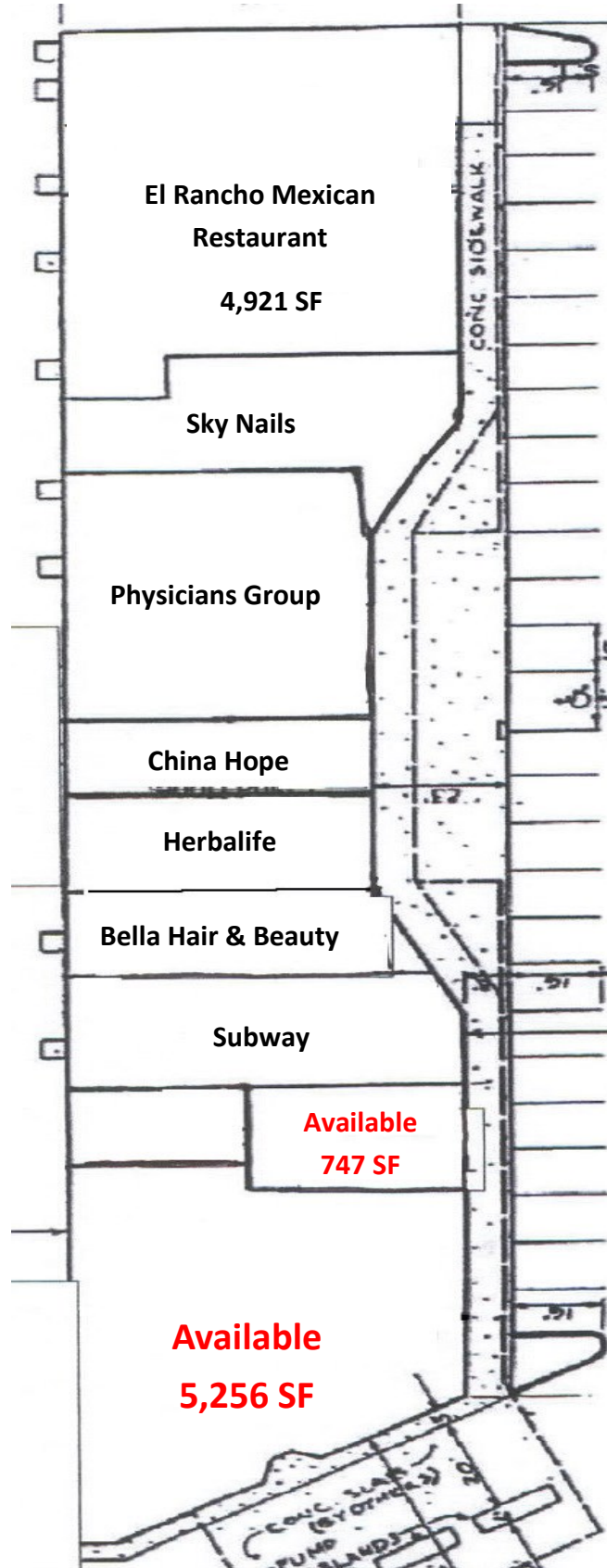
**MN HIGHWAY 252** 55,000 VPD

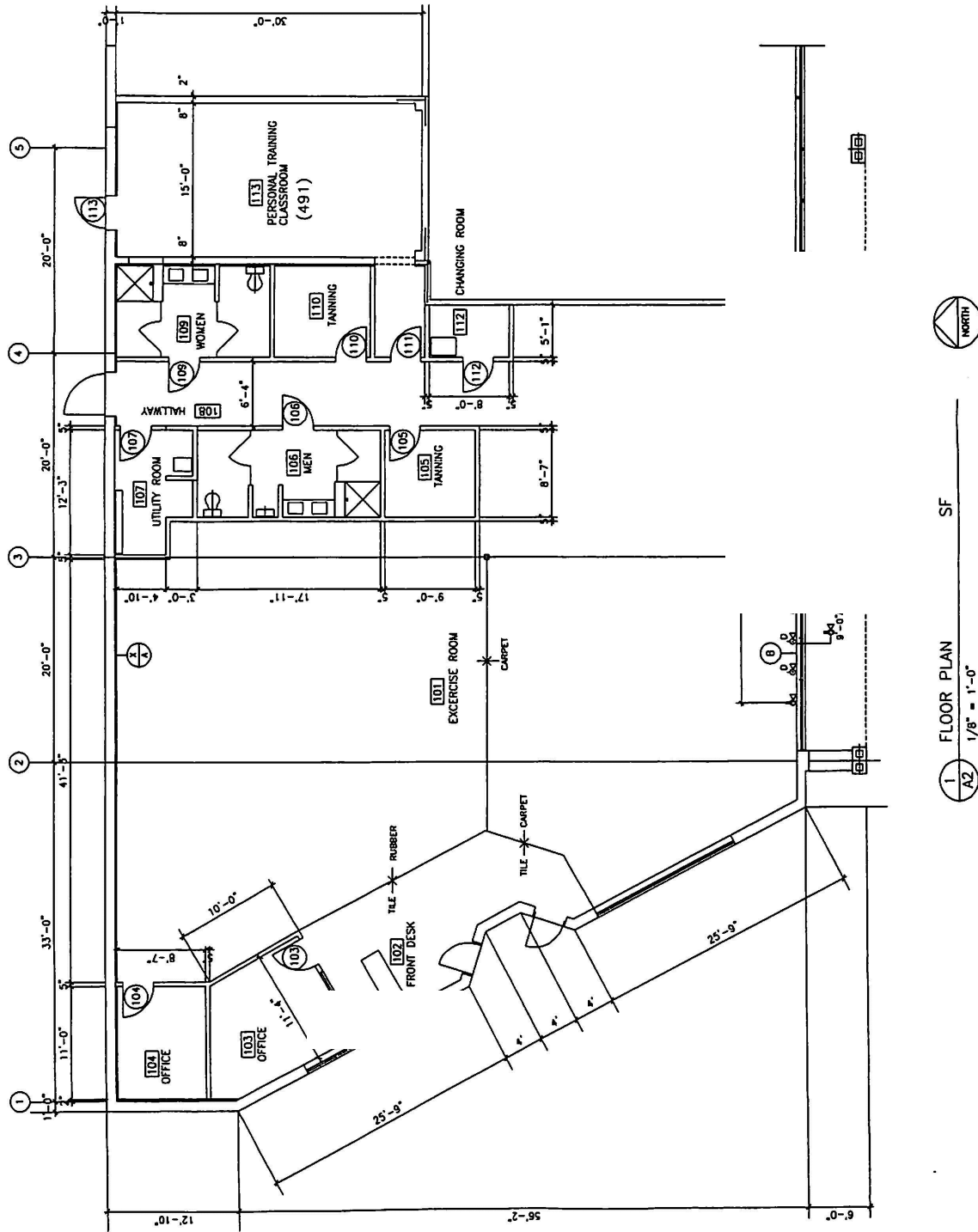


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**5,256 SF**