



RESTAURANT SPACE FOR LEASE

MISSISSIPPI CROSSING

NEQ OF WEST RIVER ROAD & HWY 169 | CHAMPLIN, MN

205 - 215 UNITS
40 SURFACE PARKING STALLS

PUBLIC OVERFLOW PARKING
APPROX. 160 STALLS

PUBLIC PAVILION
APPROX. 3,000 SF

AMPITHEATER + PUBLIC DOCKS

ACTIVE PUBLIC PLAZA
APPROX. 16,000 SF

RESTAURANT
APPROX. 200

HOTEL + EV
HOTEL: 75 K
EVENT CENT

HOTEL PAR
APPROX. 70

BOAT TRAIL
8 STALLS



**UP TO 5,000 SF
RESTAURANT**

CONTACT
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OVERVIEW



PROPERTY INFORMATION

- Location: NEQ W River Rd & Hwy 169 | Champlin, MN
- Description: Mixed-use residential, hotel and retail
- Delivery: Construction starting spring 2020
Completion summer 2021



AVAILABLE

- Up to 5,000 sf restaurant space located on the Mississippi River with fantastic views



DEMOGRAPHICS

| Radius: | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|-----------|
| Population | 9,643 | 53,406 | 77,843 |
| Median HH Income | \$59,256 | \$79,811 | \$85,566 |
| Average HH Income | \$79,206 | \$98,075 | \$105,015 |

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



TRAFFIC COUNTS

- 47,500 vpd - Highway 169
- 9,200 vpd - W River Rd



HIGHLIGHTS

Redevelopment of the historic 160 acre Recreation Area along the Mississippi River, just south of the historic Anoka-Champlin bridge. Visibility and access from Hwy 169. Located adjacent to public docks, amphitheater, park area and public boat launch.



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SITE PLAN

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CHAMPLIN, MN

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