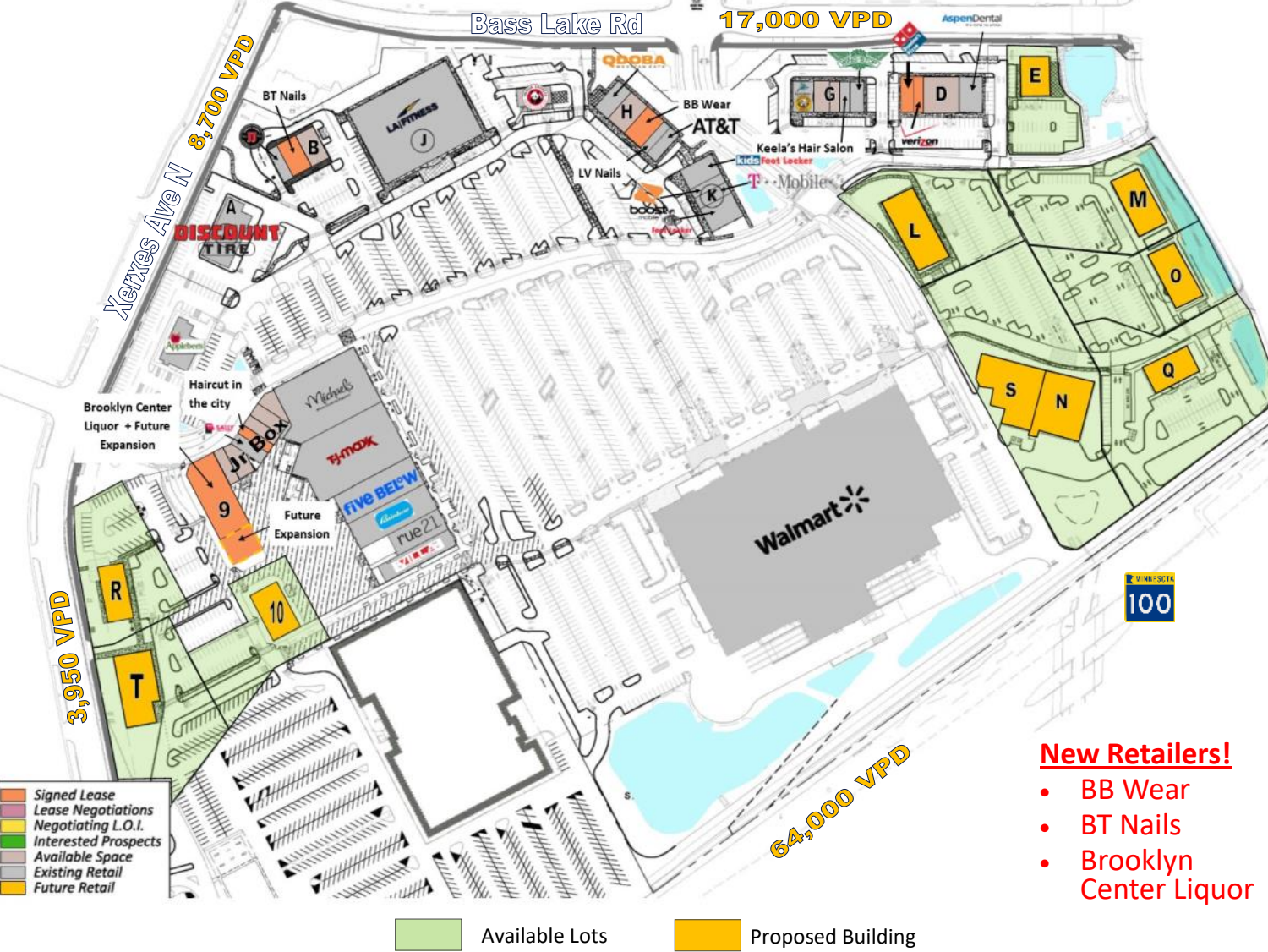


SHINGLE CREEK CROSSING BTS LOTS

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430



BUILD-TO-SUIT LOTS		
LOT	Lot Size	Building GLA
E	0.92 ac	Up to 4,800 SF
L	1.19 ac	Up to 11,200 SF
M	1.15 ac	Up to 7,500 SF
O	0.75 ac	Up to 7,500 SF
Q	1.90 ac	Up to 6,000 SF
N	2.93 ac	Up to 12,541 SF
S		Up to 12,600 SF
R	1.03 ac	Up to 5,400 SF
T	1.54 ac	Up to 5,500 SF
9	Owned by City + Future Expansion	
10	0.92 ac	Up to 6,000 SF

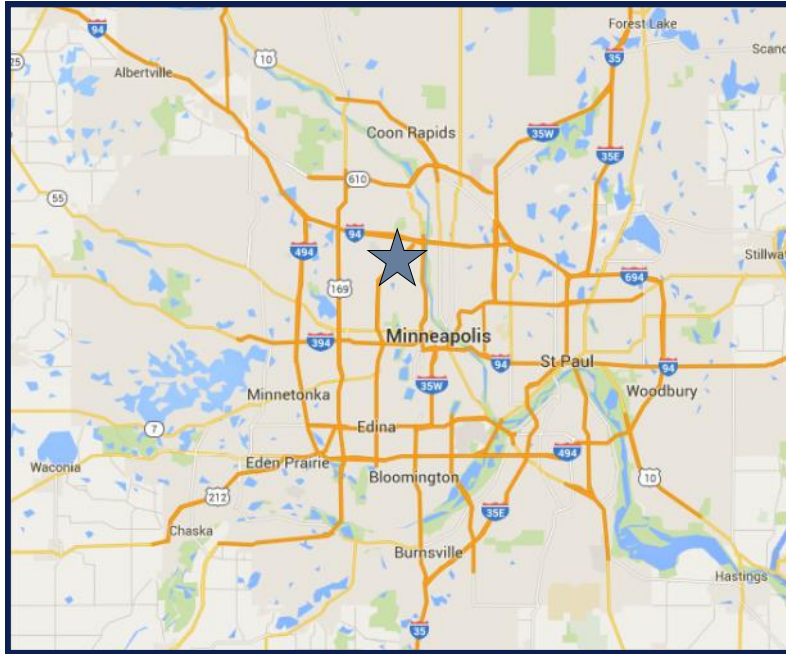
- New Retailers!**
- BB Wear
 - BT Nails
 - Brooklyn Center Liquor

Nancy Murdakes Brown
612.465.8528
nancy@upland.com

Chad Sturm
612.436.1122
chad@upland.com

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430



Nearby Retailers

Cub Foods	BC Liquors
McDonalds	Panera Bread
50's Grill	Popeye's
LeeAnn Chin	Starbucks
Bremer Bank	Wings Financial
Well Fargo	North Memorial Clinic
Curves	UPS
GNC	CVS
KinderCare	Dollar Tree

Shingle Creek Crossing, formerly the Regional Brookdale Mall began development in August of 2011, anchoring Wal-Mart, and LA Fitness. The conversion from mall to Community Center has attracted well known retailers including Michael's Arts & Crafts, TJ Maxx, Rainbow Apparel, Rue 21, Five Below, T-Mobile, Qdoba, Applebee's, and a host of other well established retail chains. In addition to retail store fronts that are for lease, there are pad sites for lease/sale to attract uses including sit down restaurants, retail or medical uses.

Though Shingle Creek Crossing has created a revitalization within the current regional trade area, its goal is to continue to attract quality retailers and service providers that will serve and benefit the community and outlying cities. With over 121,000 people residing in a 3-mile radius the retailers have experienced great success at Shingle Creek Crossing. The annual household incomes within 3 miles are comparable to many of the neighboring cities.

Its proximity along HWY 100 with over 64,000 cars traveling daily is an inherent asset. Bass Lake Road and Xerxes creates a ring road around the development which provides key ingress and egress points to make it convenient for patrons to navigate thru the development. Ample parking and pylon signage for retailers are another selling feature.

Finally, the city of Brooklyn Center has invested significantly in this project to create an aesthetically appealing outdoor attraction with waterways, ponds, and regional trails for biking and walking.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,199	121,578	319,614
DAYTIME POP	6,694	44,488	150,167
MEDIAN HH INCOME	\$47,373	\$51,882	\$53,355
AVERAGE HH INCOME	\$58,562	\$63,413	\$69,385
MEDIAN AGE	33.6	34.2	35.3

TRAFFIC COUNTS

BASS LAKE RD	17,000 VPD
XERXES AVE N	8,700 VPD
HWY 100	64,000 VPD

Nancy Murdakes Brown

612.465.8528

nancy@upland.com

Chad Sturm

612.436.1122

chad@upland.com

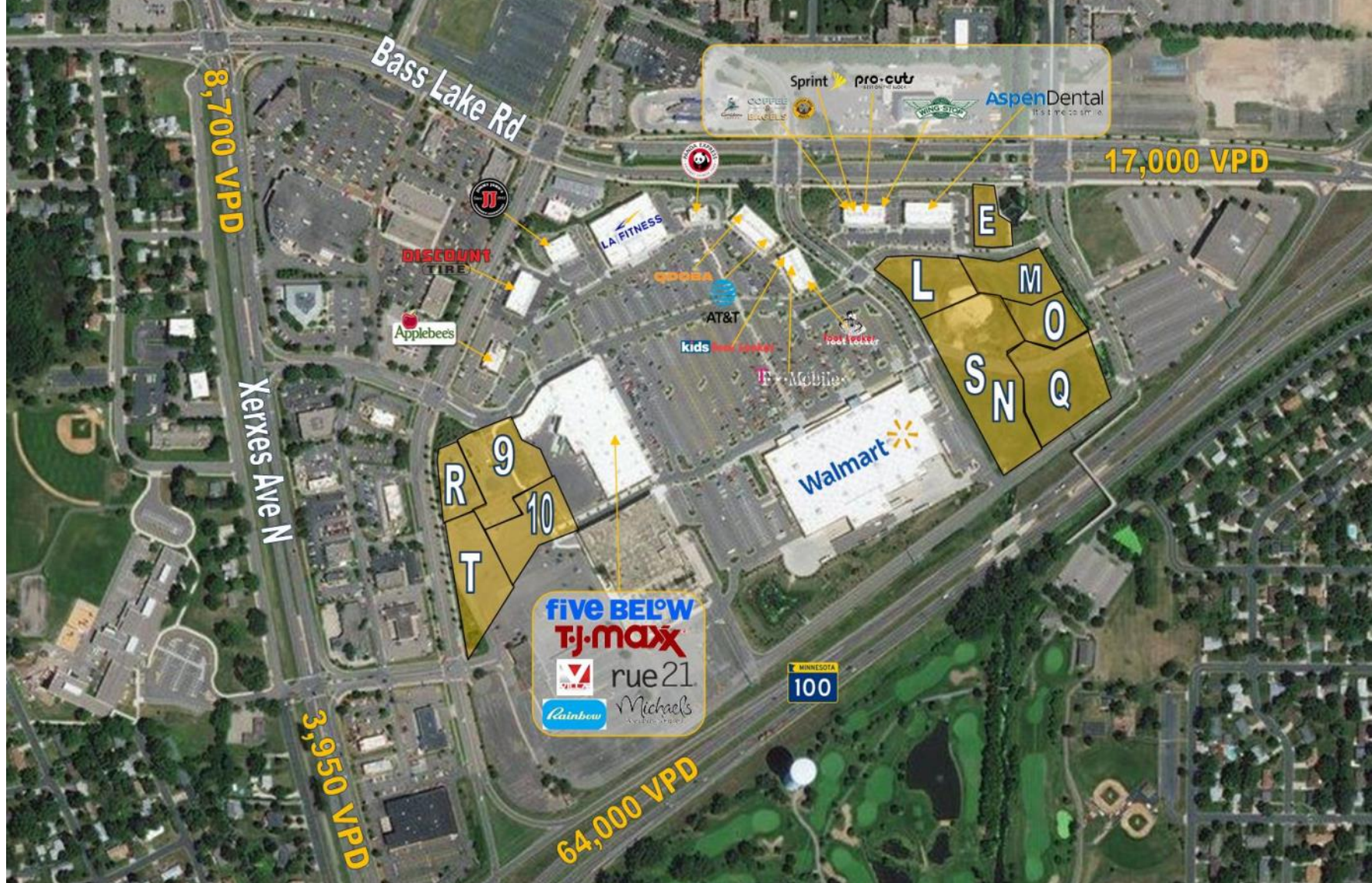


GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

UPLAND
REAL ESTATE GROUP, INC.



Nancy Murdakes Brown

612.465.8528

nancy@upland.com

Chad Sturm

612.436.1122

chad@upland.com



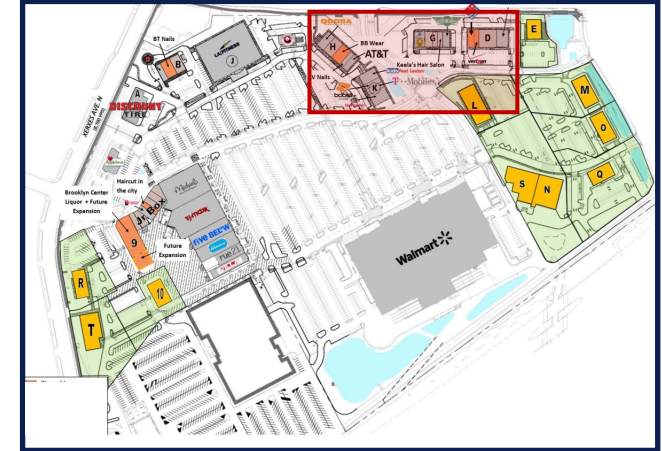
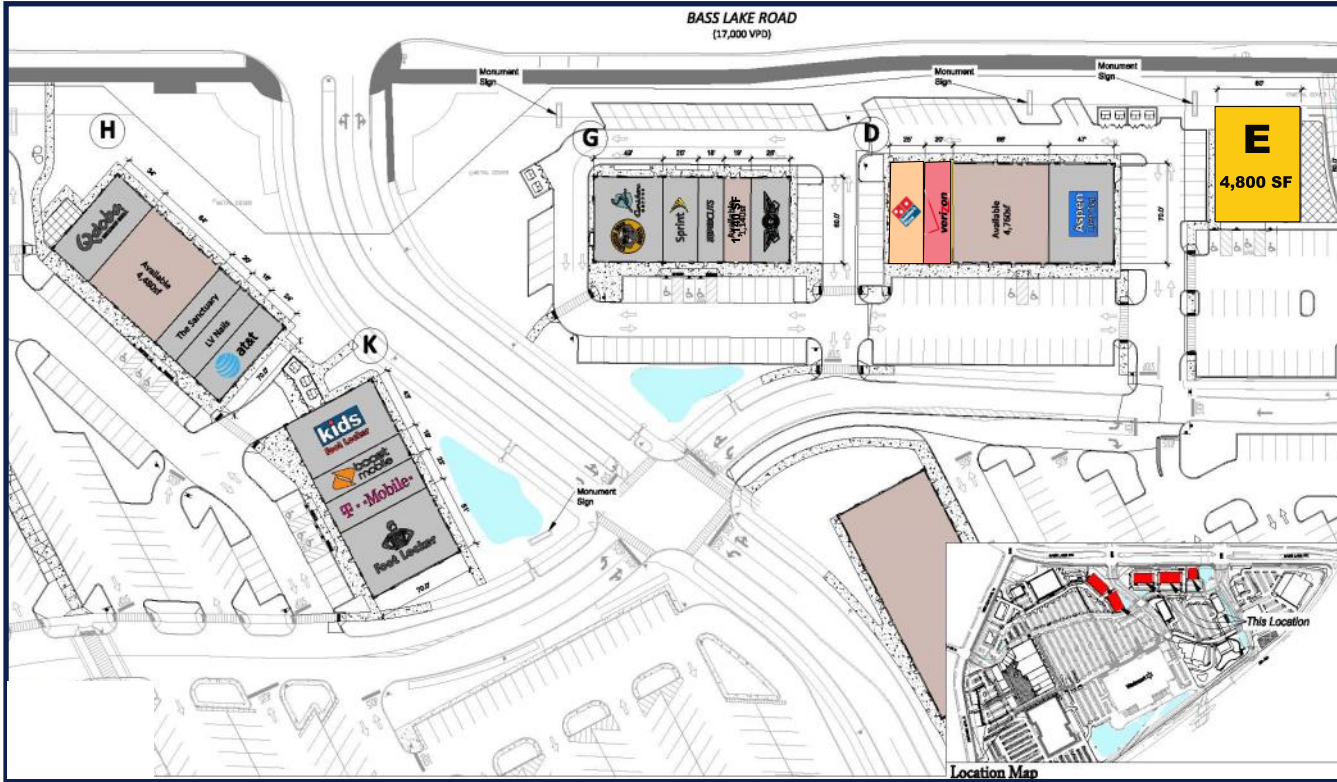
GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

UPLAND
REAL ESTATE GROUP, INC.

BUILD TO SUIT LOT: E



CAM	TAX	INSURANCE	TOTAL
\$4.82 PSF	\$5.63 PSF	\$0.40 PSF	\$10.85 PSF

Nancy Murdakes Brown

612.465.8528

nancy@upland.com

Chad Sturm

612.436.1122

chad@upland.com

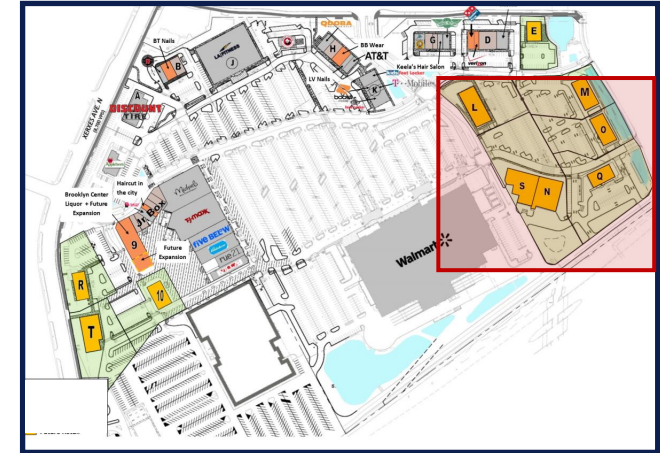
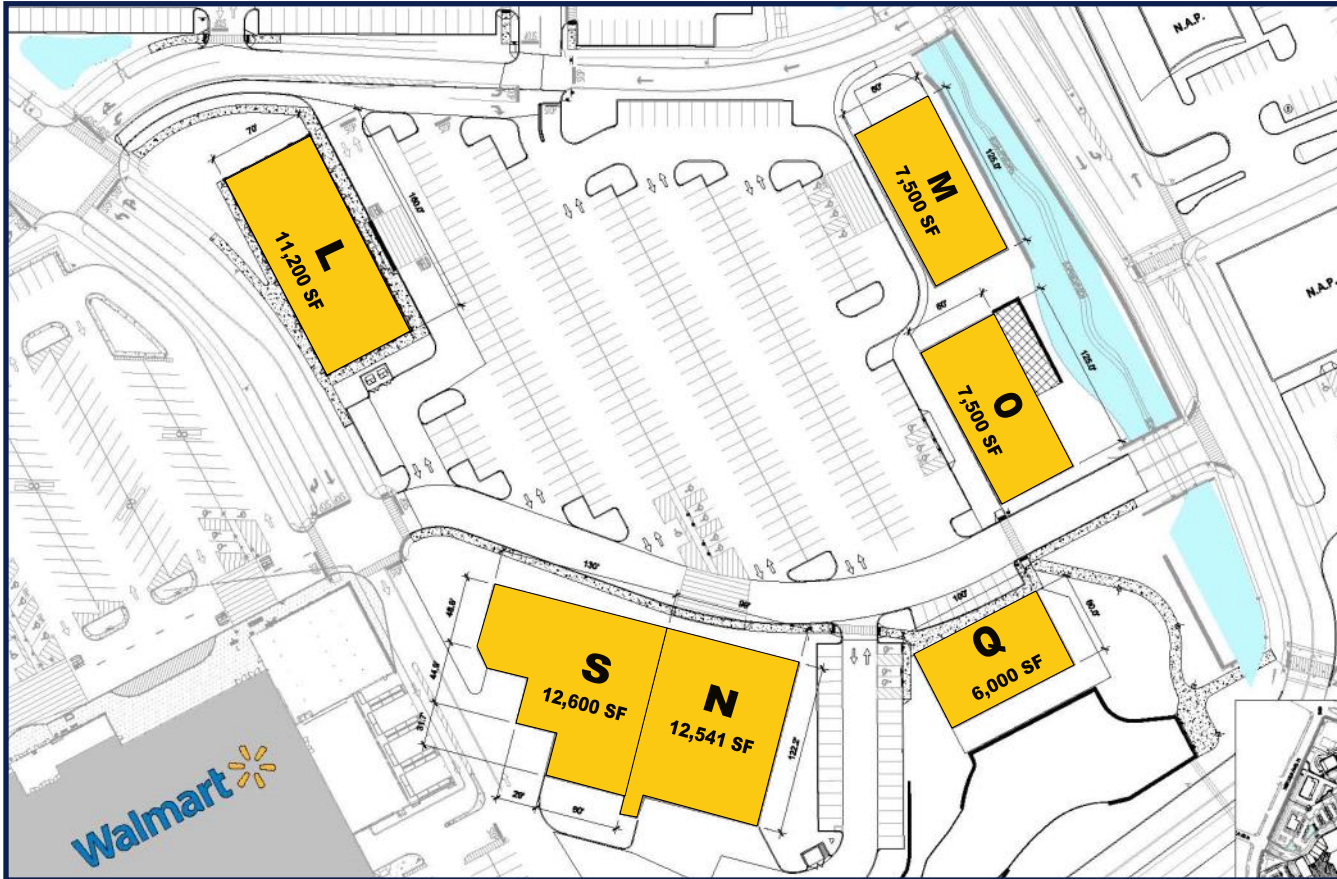


GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

BUILD TO SUIT LOTS: L,M,N,O,Q & S



CAM	TAX	INSURANCE	TOTAL
\$4.82 PSF	\$5.63 PSF	\$0.40 PSF	\$10.85 PSF

Nancy Murdakes Brown

612.465.8528

nancy@upland.com

Chad Sturm

612.436.1122

chad@upland.com



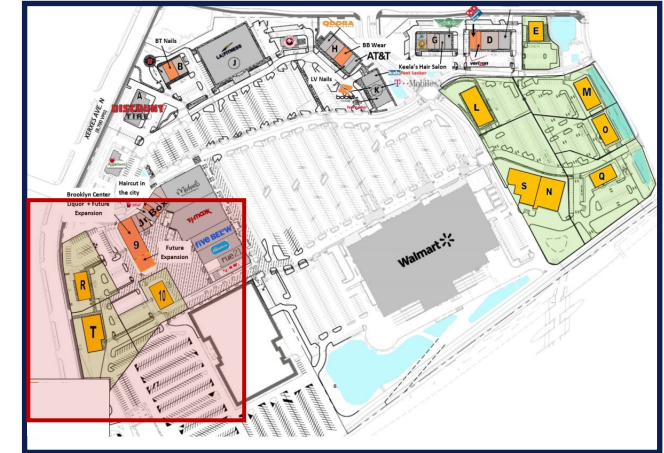
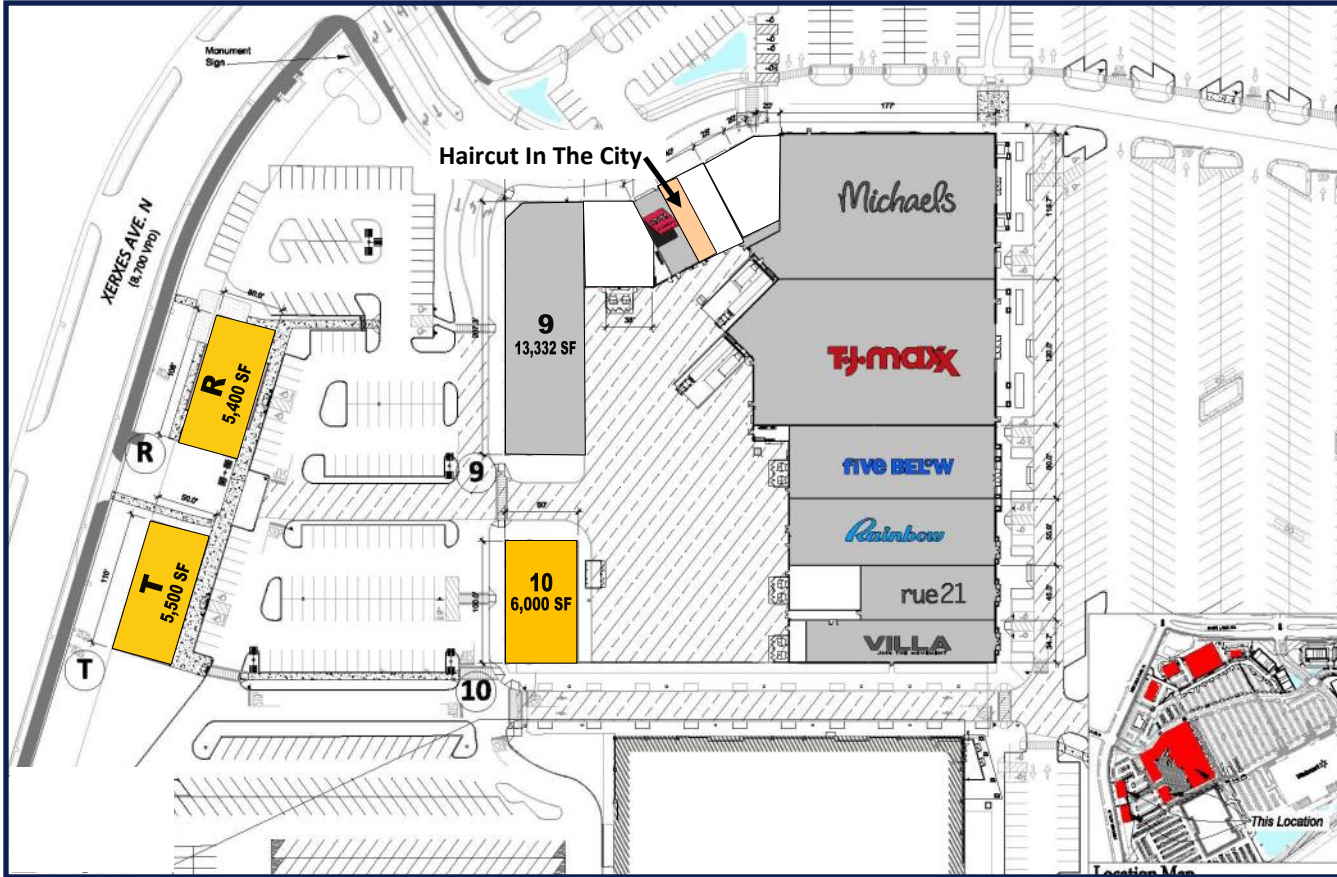
GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

UPLAND
REAL ESTATE GROUP, INC.

BUILD TO SUIT LOTS: R, T, 9, 10



CAM	TAX	INSURANCE	TOTAL
\$4.82 PSF	\$5.63 PSF	\$0.40 PSF	\$10.85 PSF

Nancy Murdakes Brown

612.465.8528

nancy@upland.com

Chad Sturm

612.436.1122

chad@upland.com



GATLIN DEVELOPMENT