

RETAIL FOR LEASE

BROOKDALE CORNER

5605-5711 Xerxes Avenue N | Brooklyn Center, MN



WING STON
 pro-cut
 BEST ON THE BLOCK
 verizon
 Sprint
 Aspen Dental

Michael's
 rue21
 Rainbow
 TJ-maxx
 FIVE BEAR
 SALLY
 VILLA

LEASING INFORMATION

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Member of:
REALTY RESOURCES

Auto Zone
 Walgreens
 VALUE VILLAGE
 GREAT HOME & GARDEN STORE

OVERVIEW



PROPERTY INFORMATION

- Location: SEC Brooklyn Blvd & Cty Rd 10 | Brooklyn Center, MN
- Total GLA: 115,406 sf
- Description: Cub Foods anchored - Multi-building retail center



ASKING BASE RENTS:

- \$17.00 psf - \$22.00 psf



EXPENSES

BUILDING A \$9.58 psf Total (\$4.81 psf CAM + \$4.77 psf Taxes)

BUILDING C \$11.72 psf Total (\$6.95 psf CAM + \$4.77 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



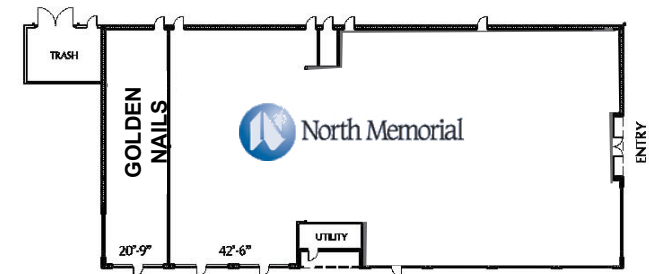
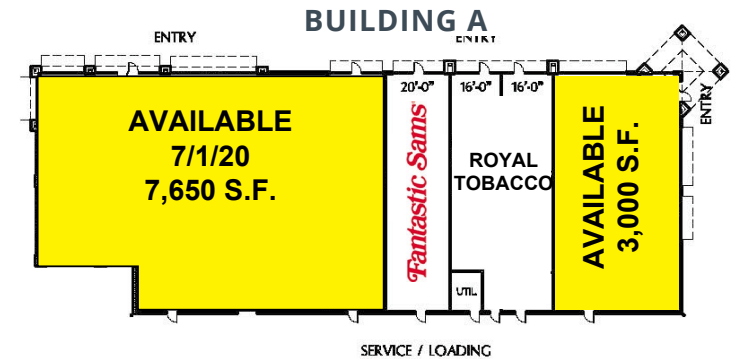
TRAFFIC COUNTS

- 26,000 vpd - Brooklyn Blvd
- 18,300 vpd - Cty Rd 10
- 66,000 vpd - Hwy 100



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.





OVERALL SITE PLAN

BROOKDALE CORNER

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