

AVAILABLE > RESIDENTIAL/RETAIL/OFFICE/FLEX SPACE

# 610 Crossings

NEQ of Highway 610 & Zane Avenue | Brooklyn Park, MN



Accelerating success.



## CONTACT US >

Paul Bickford  
952 897 7732  
[paul.bickford@colliers.com](mailto:paul.bickford@colliers.com)



# RESIDENTIAL/RETAIL/OFFICE/FLEX >

## SITE INFORMATION

- > **Location:** NEQ of Hwy 610 & Zane Ave | Brooklyn Park, MN
- > **Description:** Approximately 58 Acre Mixed-Use Development
- > **Zoning:** TC; Town Center District
- > **Available:** 1-7 Acres; BTS for Lease or for Sale



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	6,798	84,497	222,157
Daytime Population	4,838	63,970	200,131
Median HH Income	\$107,348	\$81,611	\$72,374
Average HH Income	\$131,135	\$101,112	\$89,857

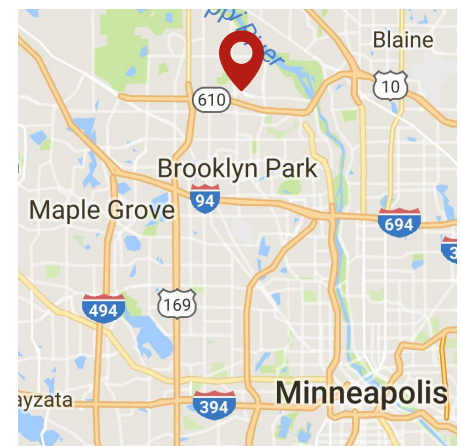


## TRAFFIC COUNTS

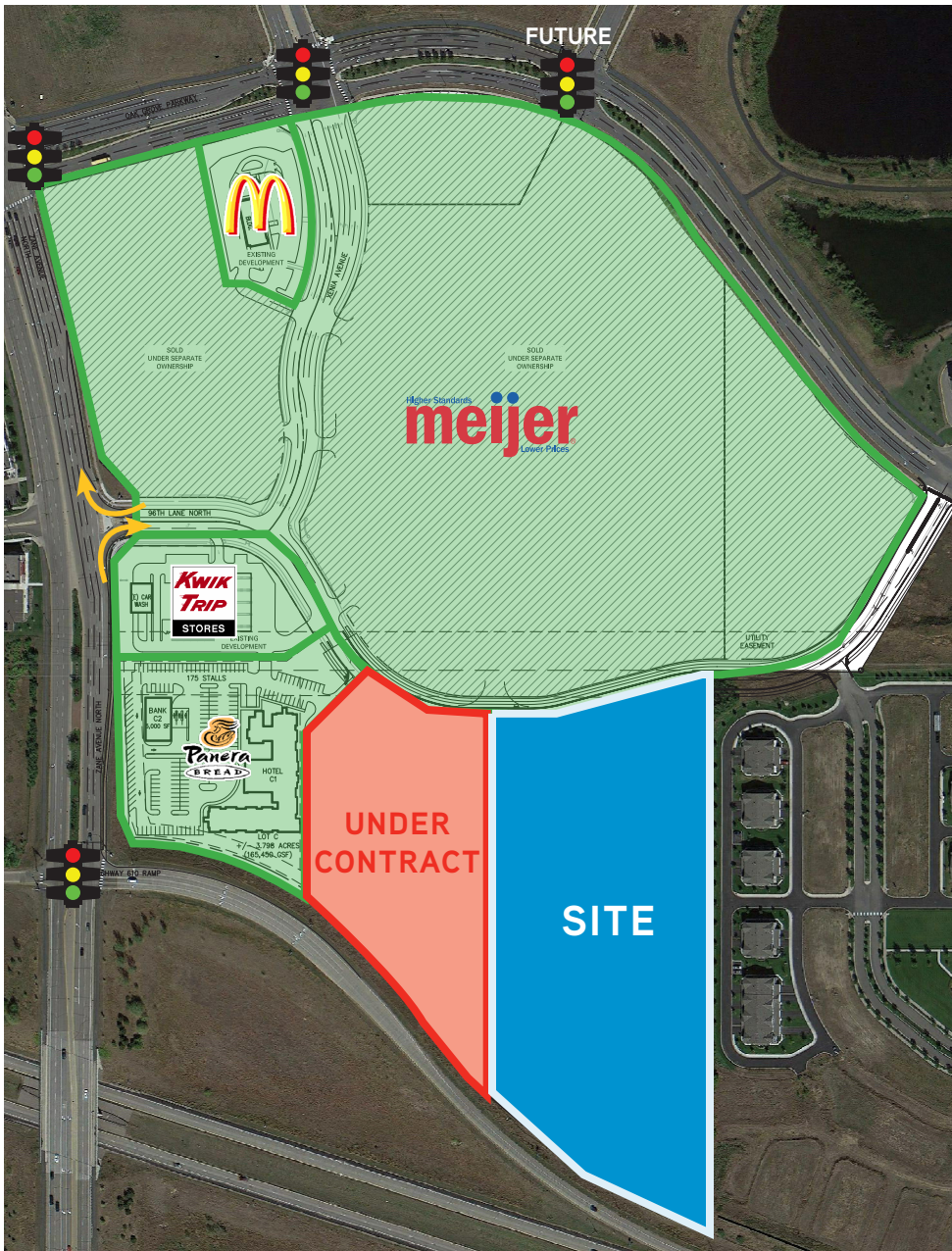
- > Highway 610: 56,000 vpd
- > Zane Avenue: 22,600 vpd

## HIGHLIGHTS

- > Excellent access to Highway 610 via a full interchange at Zane Avenue
- > Nearby connections to Highways 169, 252 and 10, as well as Interstates 494, 694 and 35W
- > 1,500 lineal feet of frontage on Highway 610
- > Nearby amenities include LA Fitness, Cub Foods, Kwik Trip, Hy-Vee, McDonald's, Burger King, Chick-fil-A, Panera and more



# 610 CROSSINGS



## AVAILABLE

- > 1-7 acres
- > Flexible zoning - residential, retail, office, flex
- > For sale, lease or BTS
- > Great access
- > Excellent visibility
- > Roadways and storm pond complete
- > Utilities adjacent and available



## 610 CROSSINGS > AERIAL



Colliers International | Minneapolis-St. Paul  
1600 Utica Ave S, Suite 300  
St. Louis Park, MN 55416

[colliers.com/msp](http://colliers.com/msp)



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