

BROOKLYN PARK COMMERCIAL SITE

Zane Avenue N & 94th Avenue N | Brooklyn Park, MN 55443



LEASE/BTS OPPORTUNITY

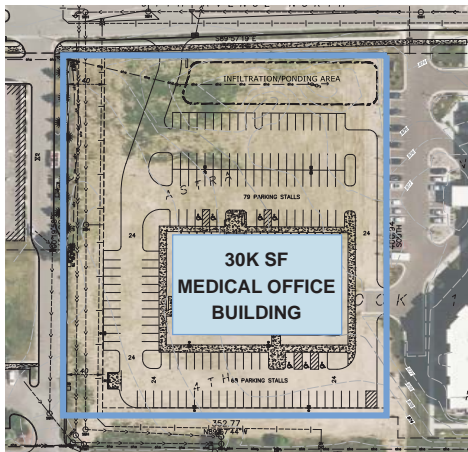
HJ Development is marketing approximately 3.24-acres in Brooklyn Park, MN. Located at the intersection of Zane Ave. N & 94th Ave. N, the property is directly across the street from the PrairieCare Campus. The site is development ready and can accommodate up to 30,000 SF. Envisioned uses include medical office, childcare, banks/credit unions, and multi-tenant retail. Lease or Build-To-Suit opportunities now available. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

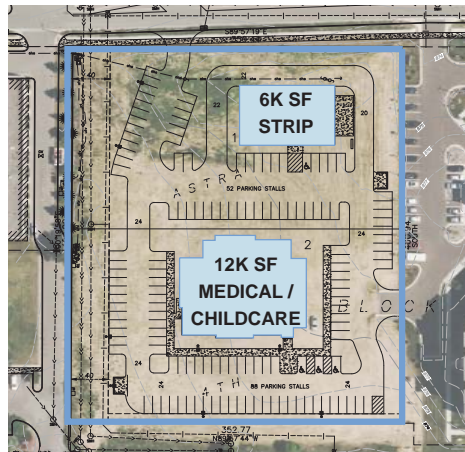
	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	11,070	88,104	234,368
Daytime Population:	6,465	31,413	110,697
Households:	3,685	29,836	85,944
Average HH Income:	\$143,702	\$115,146	\$105,436

CURRENTLY AVAILABLE

- 3.24-AC Available for Lease or BTS
- Development Ready Site
- Up to 30,000 SF Available; Divisible to 1,500 SF; Single or Multi-Tenant Options
- Negotiable Lease Rates & TI's
- Ideal Location for Medical Office, Daycare, Retail & Service-Related Uses
- Outstanding Location in Close Proximity to Multiple Retail, Medical, & Housing Developments



OPTION 1



OPTION 2

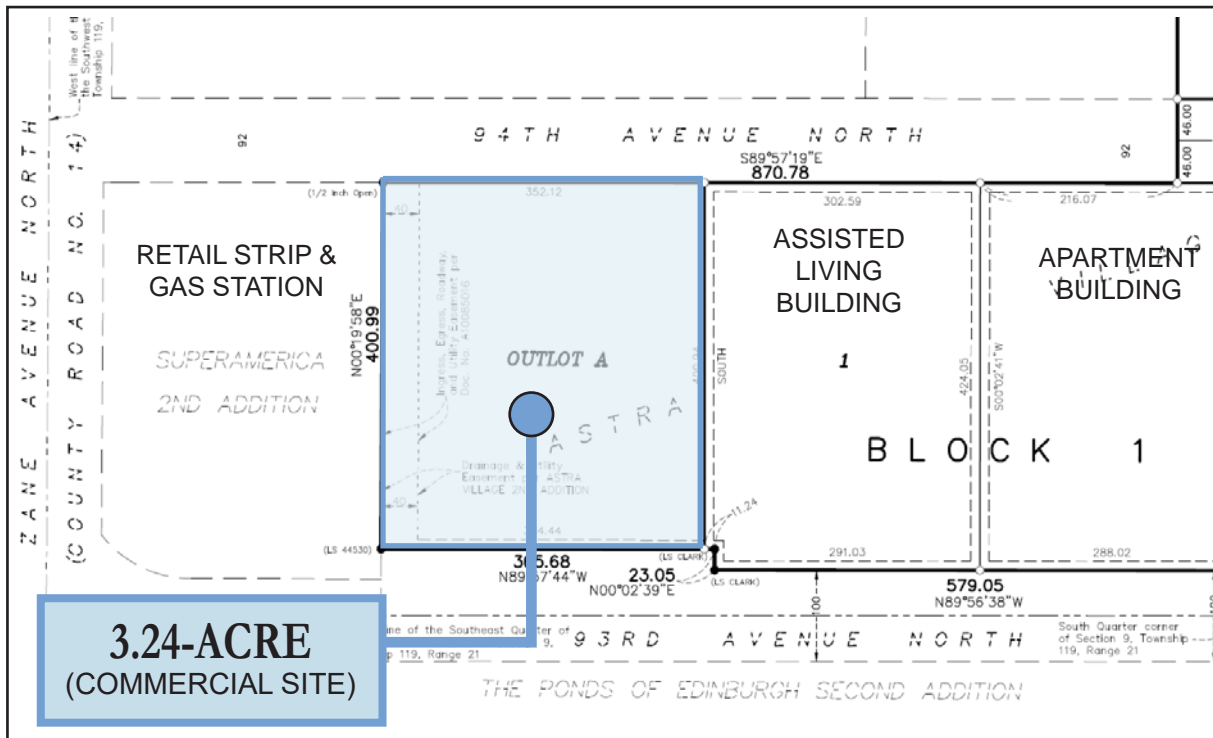
CONTACT INFORMATION

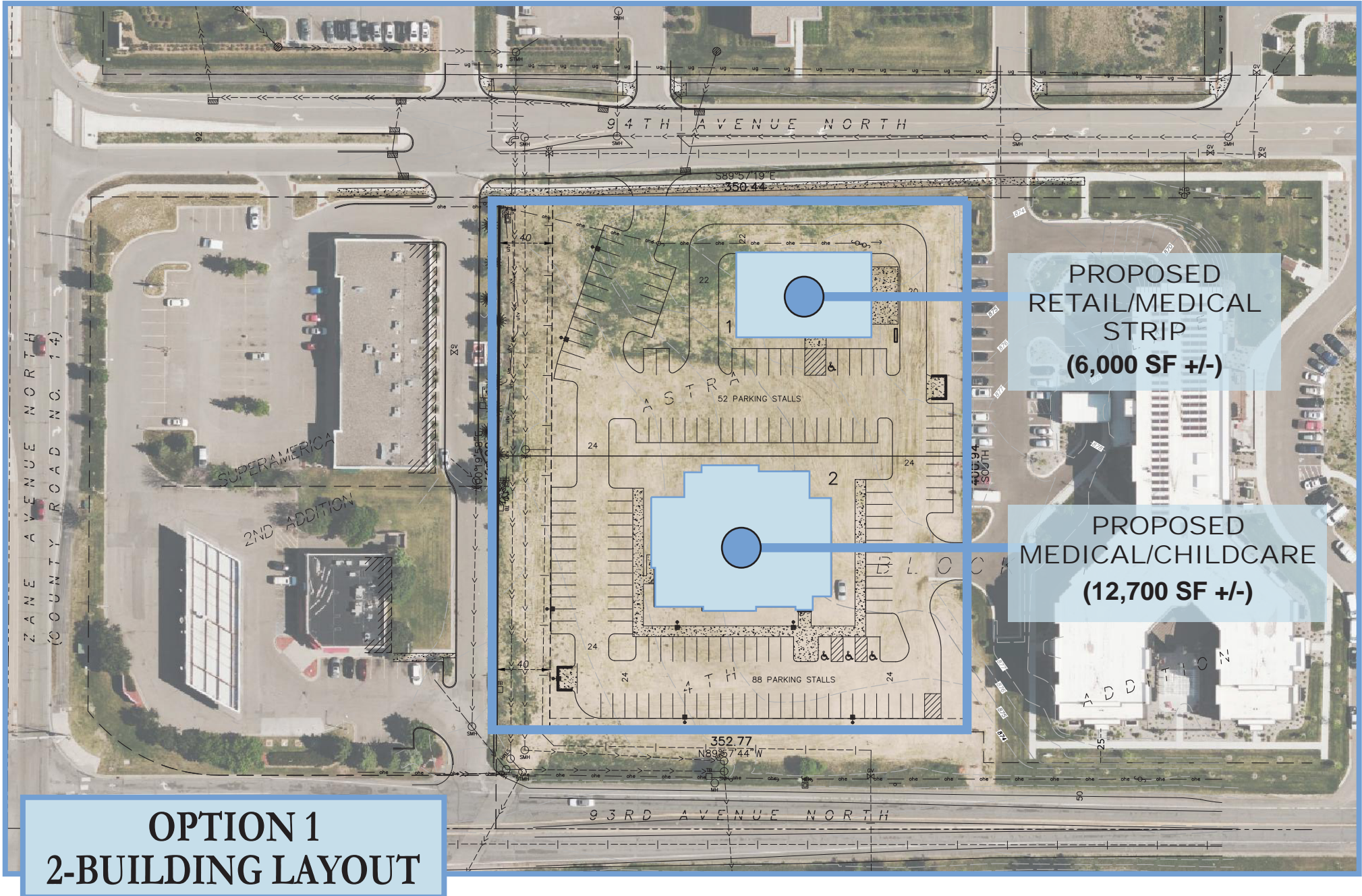
✉ **Chris Moe, CCIM:**
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📞 952-476-9400

🌐 www.hjdevelopment.com

LEASE/BUILD-TO-SUIT | BROOKLYN PARK





**PROPOSED
RETAIL/MEDICAL
STRIP
(6,000 SF +/-)**

**PROPOSED
MEDICAL/CHILDCARE
(12,700 SF +/-)**

**OPTION 1
2-BUILDING LAYOUT**



OPTION 2
1-BUILDING LAYOUT