

6771 BOONE AVE N

Building For **Sale or Lease** | Brooklyn Park, MN



Summary

LOCATION: 6771 Boone Ave N.|Brooklyn Park, MN
DESCRIPTION: Automotive and Vehicle Service Building
BUILDING SIZE: 12,000 sq. ft.
RETAIL GLA: 75,794 sq. ft., 1.74 ac
YEAR BUILT: 1997, remodeled in 2017

FOR SALE OR LEASE

SALE PRICE: \$2,500,000
LEASE RATE: \$15.00 psf

HIGHLIGHTS

- Adjacent to The Home Depot
- 46+ Shared Parking
- Ideal for an automotive and/or Service Use
- Freeway Visibility from I-94/I-694
- Prominent Pylon Sign
- Dedicated Turn Lane for convenient access

TRAFFIC COUNTS

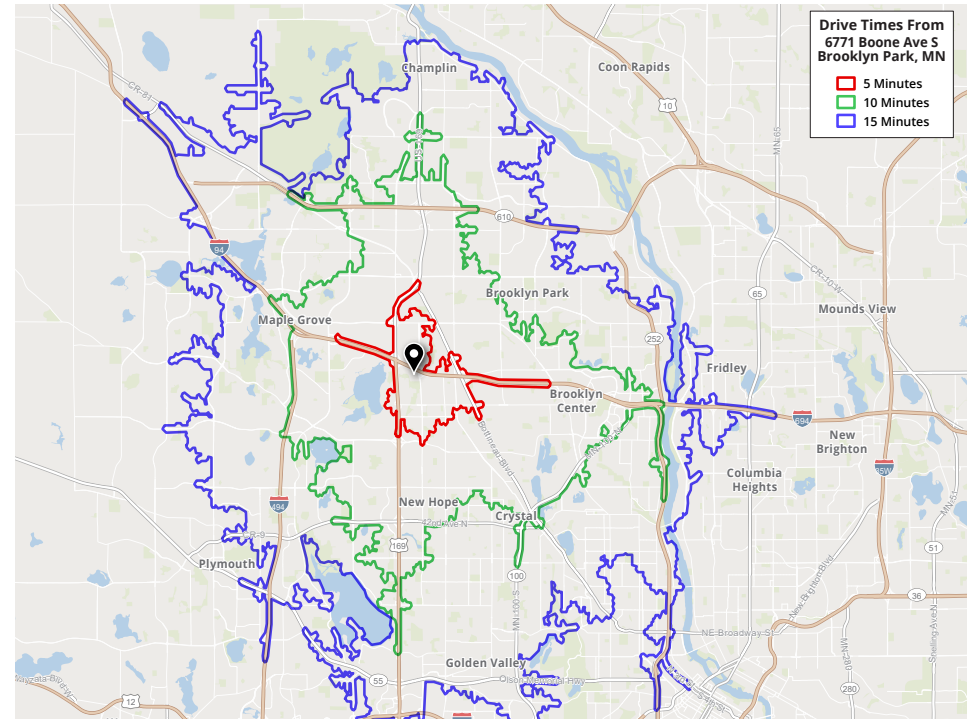
BOONE AVE N: 9,483 vpd
I-94/I-694: 111,110 vpd
U.S. 169: 81,366 vpd

CENTER TENANTS



DEMOGRAPHICS

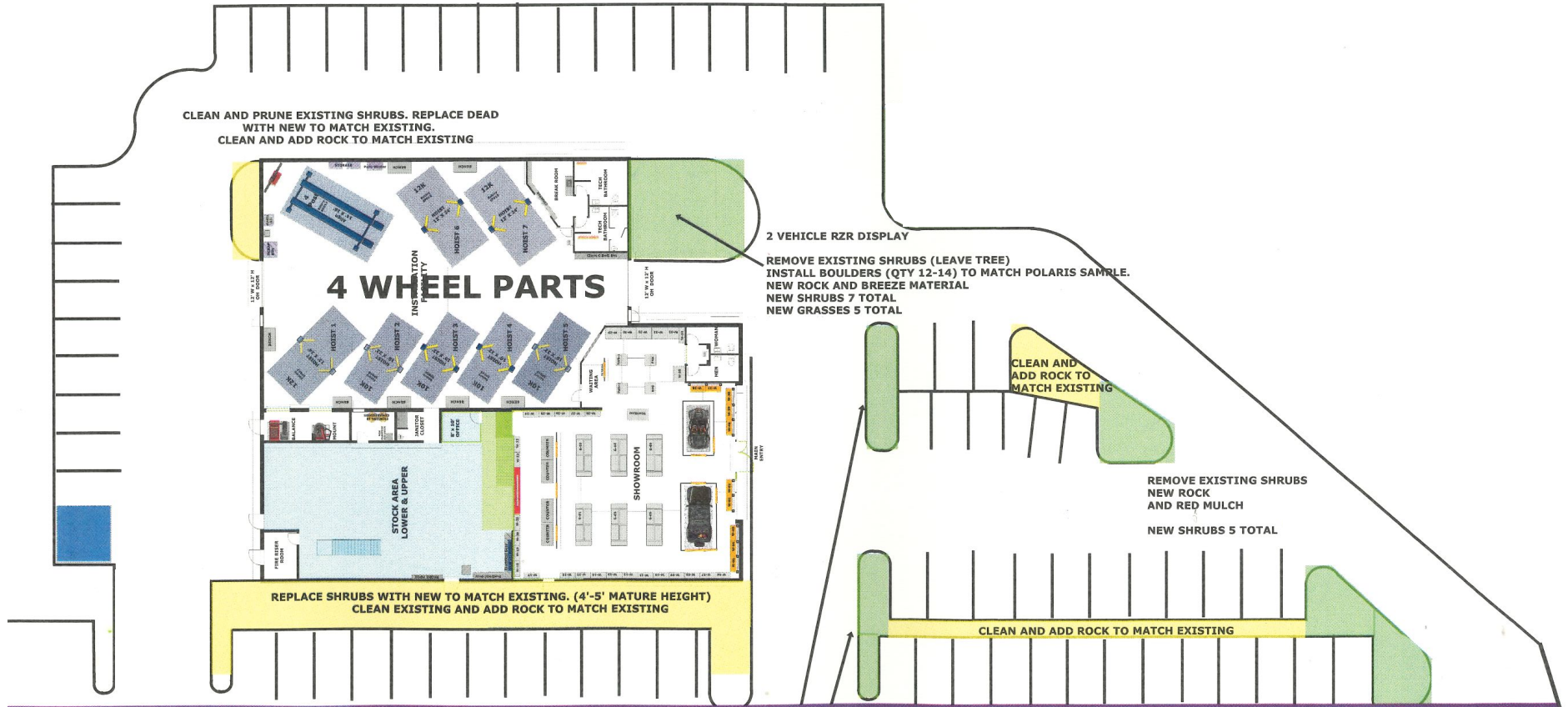
RADIUS:	5 MIN	10 MIN	15 MIN
Population	8,259	151,902	514,991
Average HH Income	\$99,152	\$110,794	\$125,305
Median HH Income	\$81,115	\$85,239	\$93,812



Building Plan

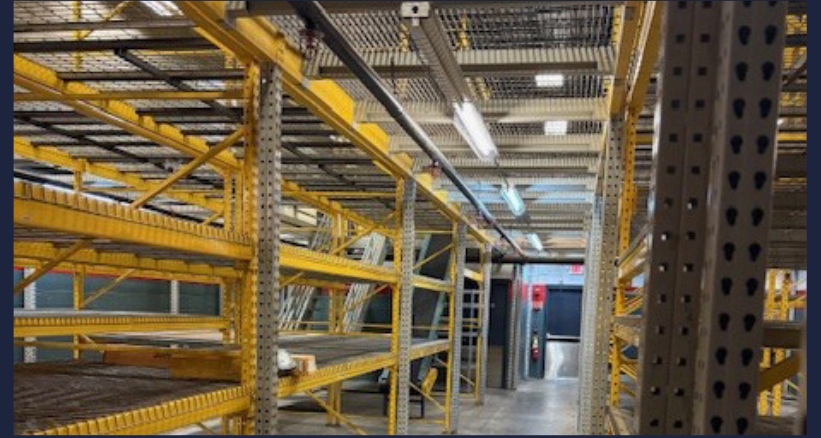


Site Plan



6771 BOONE AVE N

Building Photos

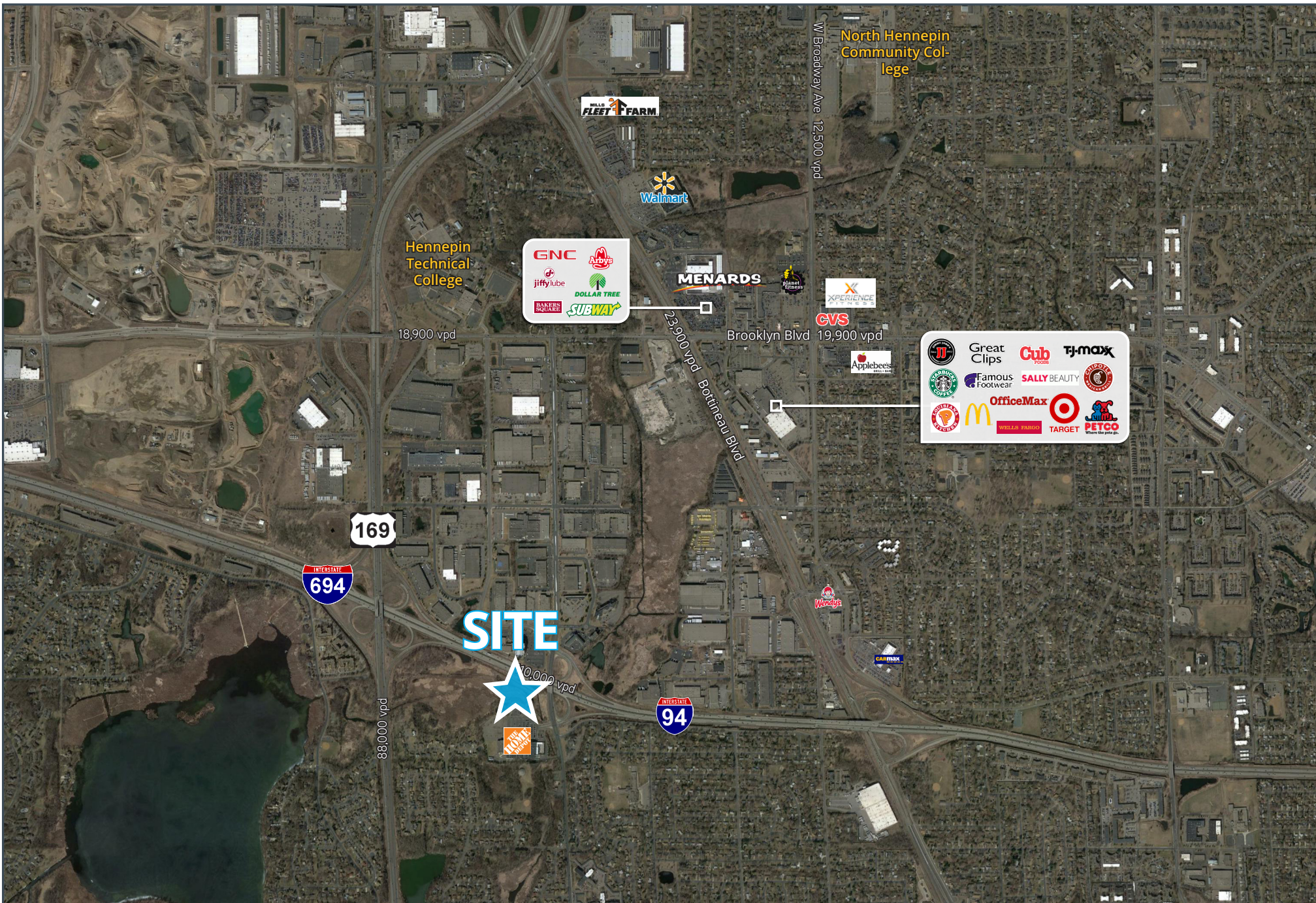


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