



9310 Zane Avenue | Brooklyn Park, MN 55443

2,016 SF Endcap Retail Space For Lease on Zane Avenue & Highway 610!

9310 Zane is located at the highly visible intersection of Zane Avenue and Highway 610. This area is continuing to attract new businesses with it's easy access to major freeways and new residential developments.

Highlights and Features:

- End cap space with large windows
- High visibility at SE corner of Hwy 610 & Zane Avenue
- High traffic intersection with over 83,000 vpd
- Adjacent to Hy-Vee
- Pylon signage available
- Year built: 2004

Demographics and Traffic Counts:

- 2018 Average Household Population: 1 mile - 7,803, 3 miles - 82,575 and 5 miles - 221,354
- 2018 Average Household Income: 1 mile - \$121,60, 3 miles - \$94,682 and 5 miles - \$85,501
- Traffic Counts: 18,800 vpd on Zane Avenue, 14,700 vpd on Hwy 610

Space Available:

- Suite 9334: 2,016 SF end cap
- 2018 CAM: \$3.74 psf and Tax: \$5.49 psf
- Lease rate: \$20.00 psf Net



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

MARILYN FRITZE

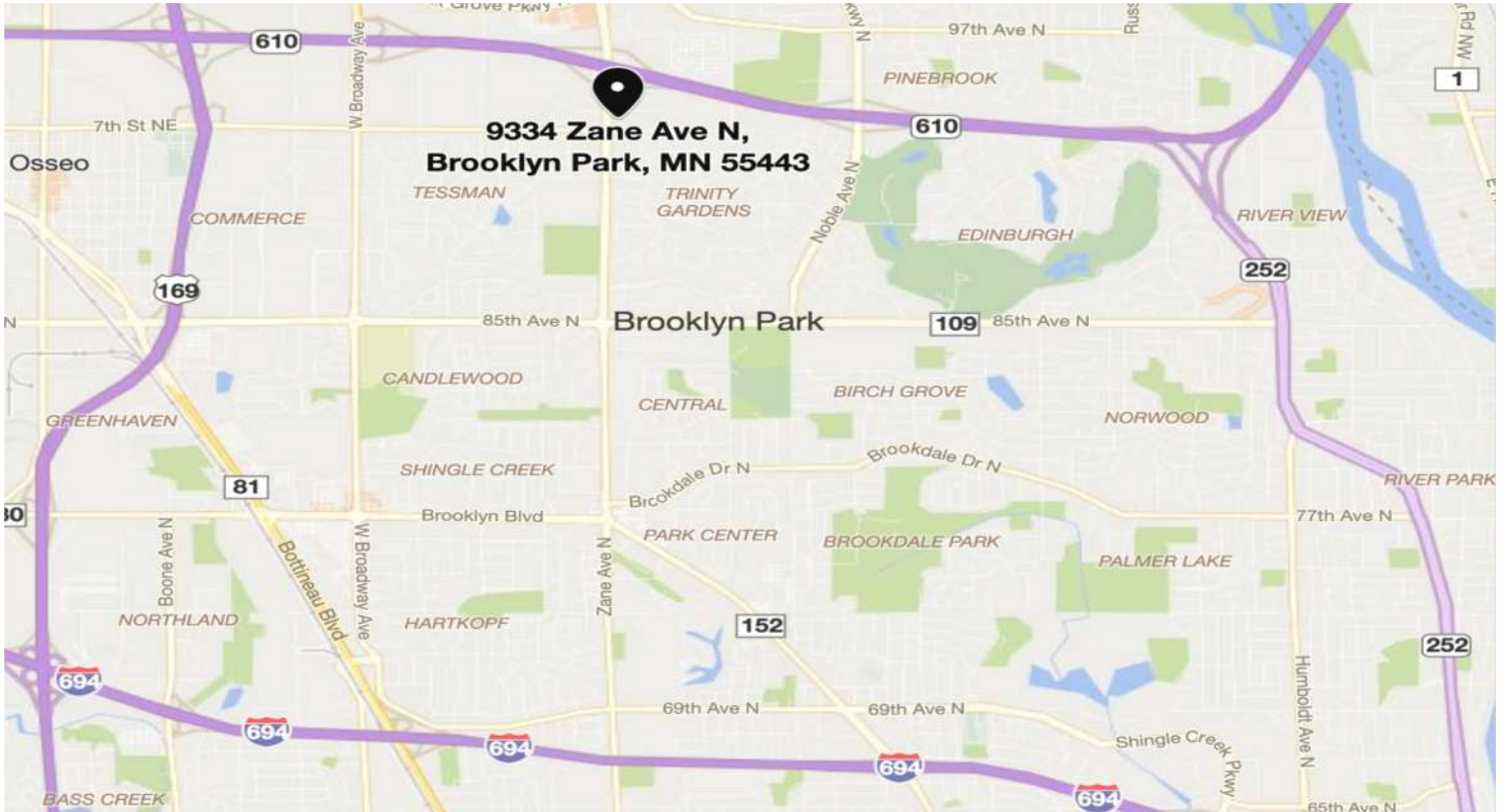
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Map



Aerial



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