

Former K-Mart

5930 Earle Brown Drive
Brooklyn Center, Minnesota



FORMER K-MART AVAILABLE FOR LEASE

Offered By:

Jamie Cohen
(612) 465-8535
Jamie@upland.com

Look Upland. Where Properties & People Unite.
50 S. Sixth Street, Suite 1418, Minneapolis, MN 55402 | (888) 655-1031

www.upland.com

Property Information

--

Location Information

--

Site Plan

--

Demographic Information

--

About Upland

--

53,550 SF Former K-Mart Space Available for Lease.



Address:	5930 Earle Brown Dr Brooklyn Center, MN
Building Size:	118,000 SF
Available Space:	53,550 SF
Asking Rent:	\$8.00 Net / SF
CAM/Tax (Est.):	\$2.65 / SF
Area Retailers:	Target, Panera, Office Max, Davanni's, Best Buy, Kohl's, and much more.

Highlights:

- Former K-Mart
- Parking - 585 stalls on site
- Great visibility from Hwy 100
- Current Tenants include:
Big Lots, Slumberland, & Dollar Tree
- Densely populated area with 5-mile
population of 229,957.
- Site is situated on a 11.89 acre lot
- Located near the former Brookdale Mall
and Park Nicollet Clinic.

To view additional properties for sale or lease please visit: www.upland.com

Look Upland

Where Properties & People Unite!

For more information contact:

Jamie Cohen
(612) 465-8535

Jamie@upland.com

All information furnished to Upland Real Estate Group, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from market, all without notice.

PRICING AND GENERAL INFORMATION

Lease Rate: \$8.00 Net / SF

(Asking rent depends on size and level of build out.)

Estimated 2010 CAM/Tax: \$2.65

Building Sq. Ft.: 118,000 SF

Available Sq.Ft.: 53,550 SF (Divisible 6,000 SF)

Lot Size: 11.89 Acres

Property Status: Available

PROPERTY INFORMATION

Building Name: Former K-Mart

**Address: 5930 Earle Brown Dr
Brooklyn Center, MN 55442**

County: Hennepin

Year Built: 1971

PID#: 0211821120010

DEMOGRAPHIC INFORMATION (Five Mile Radius)

Population: 299,957

Median Household Income: \$ 62,683

Average Household Income: \$ 73,395

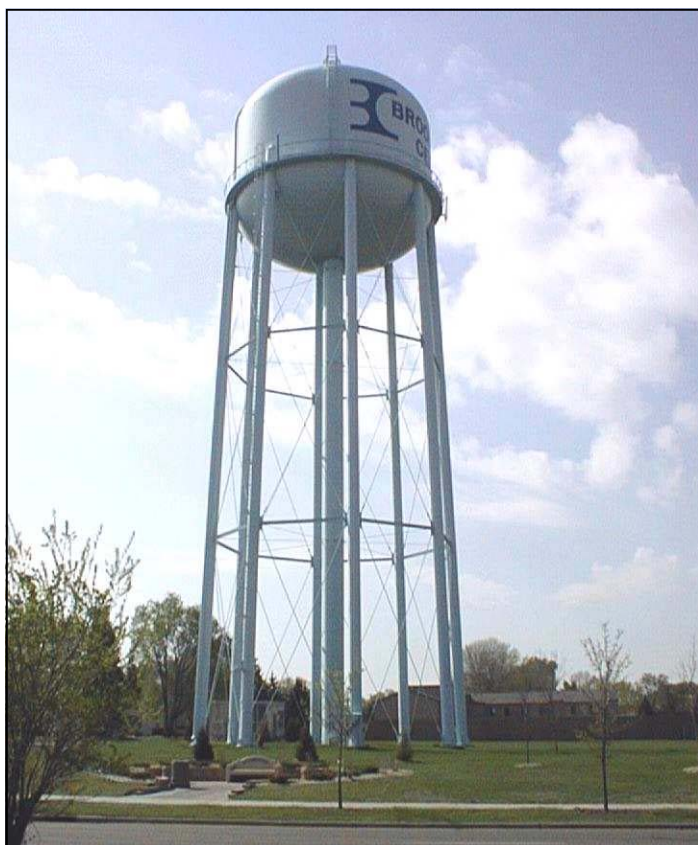
Current tenants include: Dollar Tree, Big Lots and Slumberland.

Number of Parking Spaces: 585

All information furnished to Upland Real Estate Group, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from market, all without notice.

This Former K-Mart property is available for lease for an asking price of \$8 Net/ SF depending on the size and level of build out. It is 53,550 SF of vacant space divisible to 6,000 SF situated in a 118,000 SF strip center with current tenants including: Big Lots, Slumberland and Dollar Tree. It has 585 parking stalls on site. The property has excellent visibility from Highway 100 and is in close proximity to Park Nicollet Clinic with nearby retailers including: Target, Panera Bread, Office Max, Davanni's, Best Buy, Kohl's and much more.

Brooklyn Center is a city in Hennepin County. The city lies on the west bank of the Mississippi River on the northwest border of Minneapolis in Hennepin County. Brooklyn Center is one of the oldest inner-ring suburbs of Minneapolis-Saint Paul. According to the U.S. Census Bureau the city's population was 30,104 in 2010 census. It was the site of the regional mall Brookdale Center. The headquarters of Caribou Coffee moved into the city in 2004 and other major employers include: Medtronic, Target, and TCF.





The map displays the Minneapolis-St. Paul metropolitan area. A callout box identifies the 'Former K-Mart' location at the intersection of Hwy 100 and John Martin Dr in Brooklyn Center, MN. The map shows major highways (Interstates 94, 35, 694, and various state routes) and numerous cities and towns including Minneapolis, Saint Paul, Brooklyn Center, and many others. Geographical features like the Mississippi River and various lakes are also depicted.

www.delorme.com

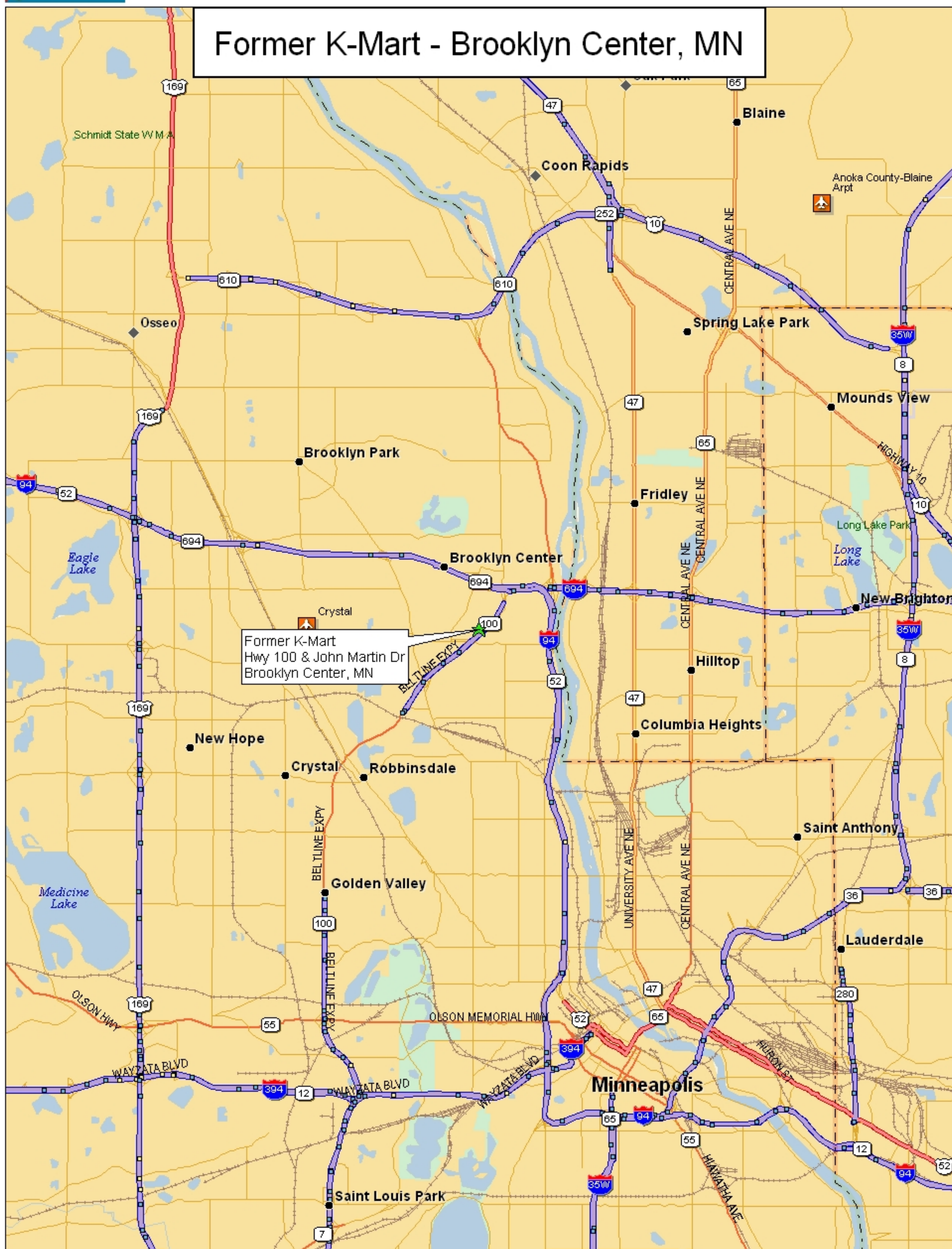


MN (0.5° E)



Data Zoom 8-2

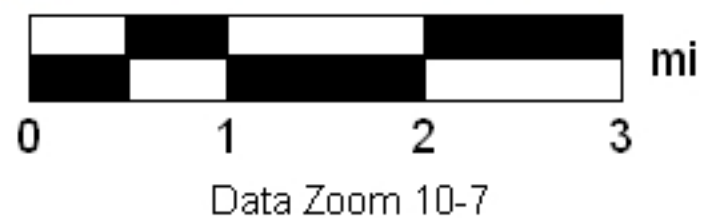
Former K-Mart - Brooklyn Center, MN



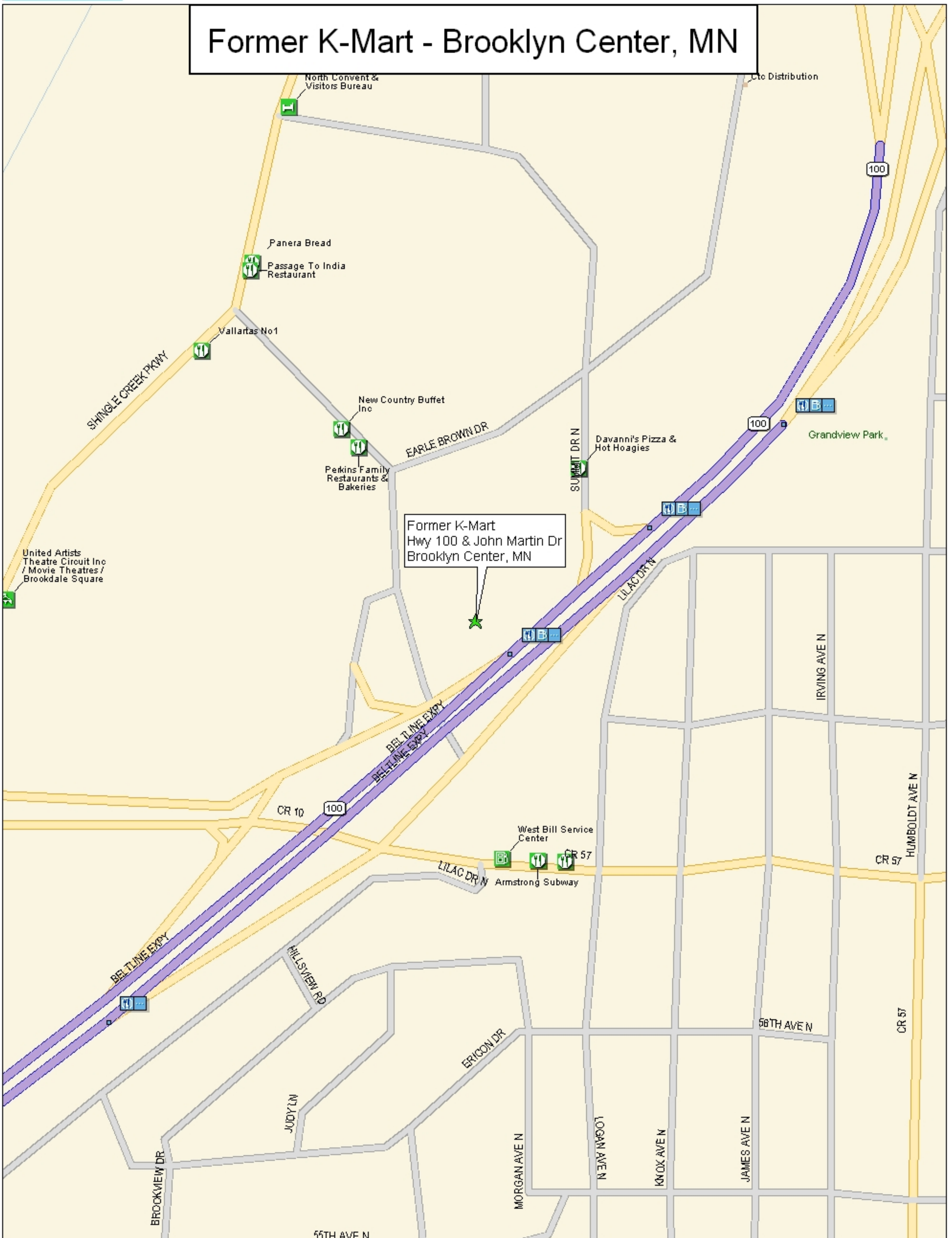
Data use subject to license.

© 2005 DeLorme. Street Atlas USA® 2006.

www.delorme.com



Former K-Mart - Brooklyn Center, MN



Data use subject to license.

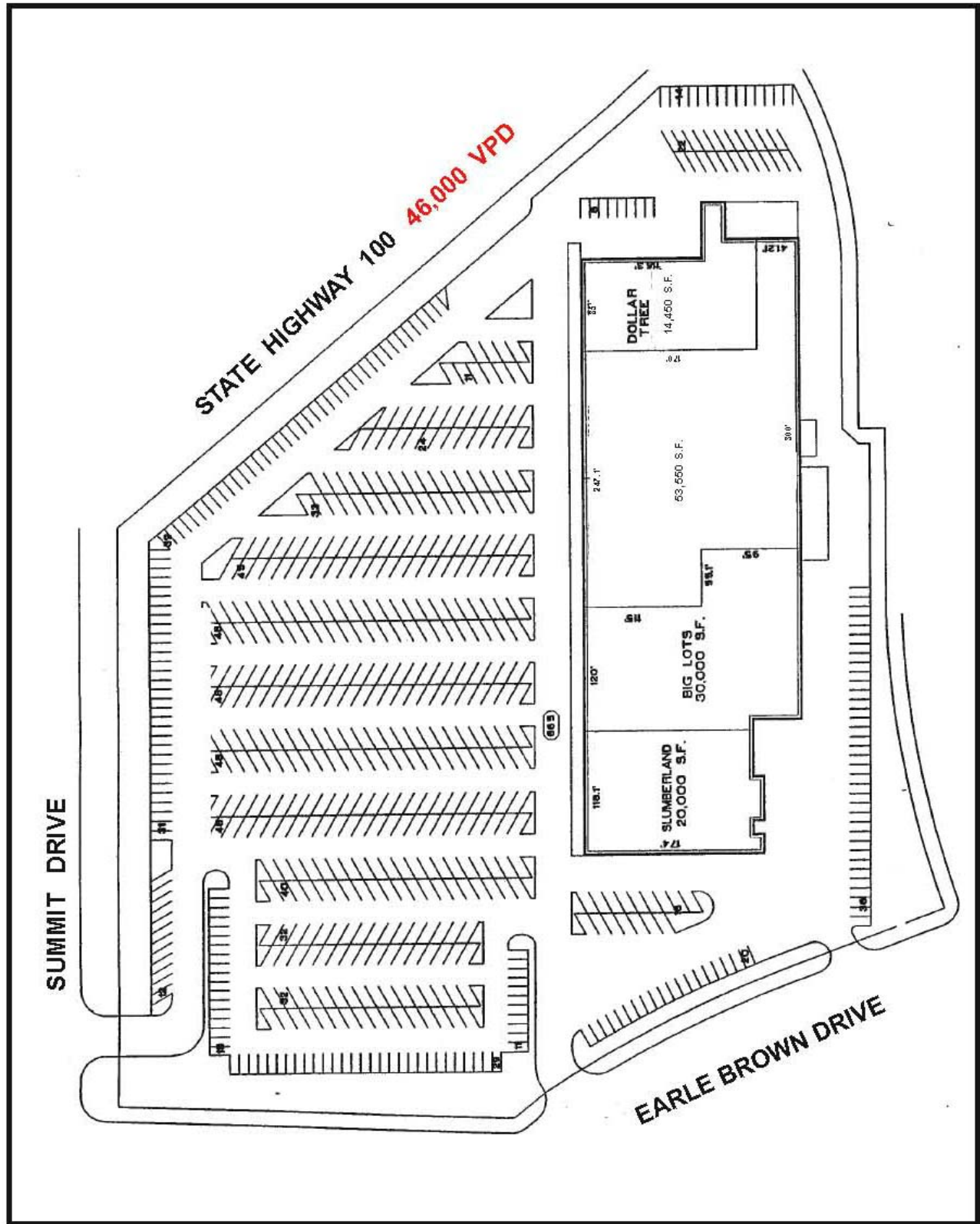
© 2005 DeLorme. Street Atlas USA® 2006.

www.delorme.com

★
↑
MN (0.5° E)

0 180 360 540 720 900 ft

Data Zoom 15-0





Executive Summary

Earle Brown Dr & Summit Dr N, Brooklyn Center,
MN, 55430

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	10,483	103,987	299,957
Male Population	48.8%	49.1%	48.7%
Female Population	51.2%	50.9%	51.3%
Median Age	35.0	35.9	36.2
2009 Income			
Median HH Income	\$58,292	\$61,562	\$62,683
Per Capita Income	\$25,535	\$27,778	\$29,040
Average HH Income	\$63,990	\$69,151	\$73,395
2009 Households			
Total Households	4,226	41,666	118,006
Average Household Size	2.46	2.48	2.51
2009 Housing			
Owner Occupied Housing Units	61.4%	65.8%	66.0%
Renter Occupied Housing Units	35.2%	29.8%	28.9%
Vacant Housing Units	3.5%	4.4%	5.1%
Population			
1990 Population	10,334	104,809	286,962
2000 Population	10,705	105,837	301,377
2009 Population	10,483	103,987	299,957
2014 Population	10,421	103,398	299,208
1990-2000 Annual Rate	0.35%	0.1%	0.49%
2000-2009 Annual Rate	-0.23%	-0.19%	-0.05%
2009-2014 Annual Rate	-0.12%	-0.11%	-0.05%

In the identified market area, the current year population is 299,957. In 2000, the Census count in the market area was 301,377. The rate of change since 2000 was -0.05 percent annually. The five-year projection for the population in the market area is 299,208, representing a change of -0.05 percent annually from 2009 to 2014. Currently, the population is 48.7 percent male and 51.3 percent female.

Households			
1990 Households	4,112	41,249	111,498
2000 Households	4,244	41,715	116,956
2009 Households	4,226	41,666	118,006
2014 Households	4,213	41,616	118,200
1990-2000 Annual Rate	0.32%	0.11%	0.48%
2000-2009 Annual Rate	-0.05%	-0.01%	0.1%
2009-2014 Annual Rate	-0.06%	-0.02%	0.03%

The household count in this market area has changed from 116,956 in 2000 to 118,006 in the current year, a change of 0.1 percent annually. The five-year projection of households is 118,200, a change of 0.03 percent annually from the current year total. Average household size is currently 2.51, compared to 2.55 in the year 2000. The number of families in the current year is 71,894 in the market area.

Housing

Currently, 66.0 percent of the 124,287 housing units in the market area are owner occupied; 28.9 percent, renter occupied; and 5.1 percent are vacant. In 2000, there were 119,711 housing units—69.4 percent owner occupied, 28.3 percent renter occupied and 2.3 percent vacant. The rate of change in housing units since 2000 is 0.41 percent. Median home value in the market area is \$151,873, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.13 percent annually to \$168,718. From 2000 to the current year, median home value changed by 3.32 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$32,552	\$33,638	\$33,663
2000 Median HH Income	\$40,555	\$44,626	\$46,148
2009 Median HH Income	\$58,292	\$61,562	\$62,683
2014 Median HH Income	\$61,386	\$63,880	\$65,306
1990-2000 Annual Rate	2.22%	2.87%	3.2%
2000-2009 Annual Rate	4%	3.54%	3.37%
2009-2014 Annual Rate	1.04%	0.74%	0.82%
Per Capita Income			
1990 Per Capita Income	\$14,338	\$14,504	\$14,810
2000 Per Capita Income	\$18,633	\$20,413	\$21,302
2009 Per Capita Income	\$25,535	\$27,778	\$29,040
2014 Per Capita Income	\$26,461	\$28,877	\$30,312
1990-2000 Annual Rate	2.65%	3.48%	3.7%
2000-2009 Annual Rate	3.47%	3.39%	3.41%
2009-2014 Annual Rate	0.71%	0.78%	0.86%
Average Household Income			
1990 Average Household Income	\$37,496	\$36,828	\$37,899
2000 Average Household Income	\$47,007	\$51,150	\$54,305
2009 Average HH Income	\$63,990	\$69,151	\$73,395
2014 Average HH Income	\$66,103	\$71,545	\$76,241
1990-2000 Annual Rate	2.29%	3.34%	3.66%
2000-2009 Annual Rate	3.39%	3.31%	3.31%
2009-2014 Annual Rate	0.65%	0.68%	0.76%

Households by Income

Current median household income is \$62,683 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$65,306 in five years. In 2000, median household income was \$46,148, compared to \$33,663 in 1990.

Current average household income is \$73,395 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$76,241 in five years. In 2000, average household income was \$54,305, compared to \$37,899 in 1990.

Current per capita income is \$29,040 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$30,312 in five years. In 2000, the per capita income was \$21,302, compared to \$14,810 in 1990.

Population by Employment

Total Businesses	685	2,864	9,098
Total Employees	11,330	37,752	131,634

Currently, 88.8 percent of the civilian labor force in the identified market area is employed and 11.2 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 92.8 percent of the civilian labor force, and unemployment will be 7.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 71.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 16.5 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 19.6 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 76.8 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 22.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 29.8 percent were high school graduates only (29.8 percent in the U.S.)
- 9.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 19.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.4 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



BROKERAGE SERVICES

Our successful track record of offering specialized, high quality, focused commercial real estate sales and leasing services, makes Upland one of the upper Midwest's primary commercial property resources.

Our services include: Tenant Representation, Buyer Representation, Landlord Representation, Seller Representation, Development, Site Selections, Consultation, Property Dispositions.

THE UPLAND ADVANTAGE

CLIENT BENEFITS

In every transaction, our goal is to create an environment that will enable you to gain the best all around outcome while performing quality negotiation.

We will:

- Exclusively represent your interest while establishing a win/win relationship with potential prospects.
- Provide you with in-depth market research gathered from years of experience, real estate professional relationships and from our custom research efforts.
- Save you time and resources by helping to eliminate unlikely or unqualified prospects early in the evaluation process.
- Increase negotiating power for you by creating competition for your property.

Whether you are a property owner looking to lease your property, or a businessperson looking for office, retail, or industrial space and engage Upland Real Estate's professionals, everything changes. You now have immediate access to crucial market information such as: current rental rates, concessions, operating expenses, and property taxes as well as having an advocate working exclusively in your best interest. This information makes you equal to (or better than) the landlord, tenant or buyer at the negotiating table. Most importantly, you can continue to run your business while the tenant representative does the "legwork" of finding your space.

Part of this legwork includes knowing the current market conditions, and the overall climate in which you will be venturing. We are in the business everyday and Upland has the market knowledge that you will require.

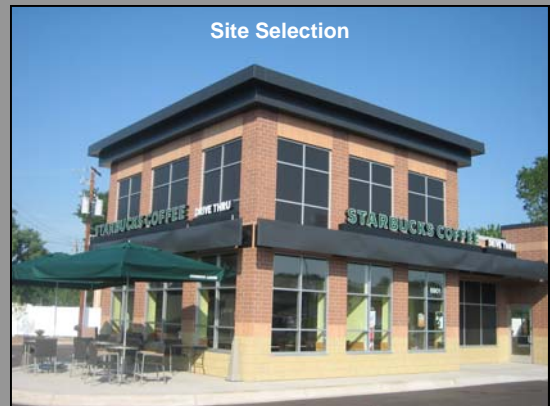
Landlord Representation



Tenant Representation



Site Selection



Look Upland

Where Properties & People Unite!

50 South 6th Street, Suite 1418, Minneapolis, MN 55402

Keith Sturm / Josh Huempfner / Chad Sturm / Brian Merz / Jaime Cohen / Ed Engler / Fallon Vannelli

612.332.6600 Phone / 612.376.4489 Fax

www.upland.com

PROVEN SUCCESS RECORD

Upland's specialists have successfully completed transactions with many companies including:

Retail

- Applebee's
- AutoZone
- Advanced Auto
- Buffalo Wild Wings
- Checkers
- Children's World
- Dunn Brothers
- Gander Mountain
- KinderCare
- Noodles & Co.
- Office Depot
- Pilgrim Drycleaners
- Salad Creations
- Pier One Imports
- Pet SMART
- Kohl's
- Starbucks
- Verizon Wireless

- Sherwin Williams
- Regis
- Supercuts
- Cost Cutters
- Regis Salon
- CVS Pharmacy
- Kinko's
- Walgreens
- Jimmy John's
- Firestone
- Baker's Square
- Border's
- Perkin's
- Tutor Time Centers
- Best Buy
- Fastenal
- H&R Block
- Manpower, Inc.

Office

- Willson's Leather Corp.
- Cargill
- Grand Casino
- Traveler's Express
- Health Systems
- Integration
- Hobbit Travel
- Allied Mutual Insurance Company
- TCF Mortgage Corp.
- GMAC Mortgage Co.
- United Health Corp.
- State Farm Insurance
- Coca Cola Corporation

Industrial

- Anxon Inc.
- Brock White
- Brownstone Distributing
- Bunzl Distribution
- Chicago Sweeteners Inc.
- Crown Iron
- Ecolab
- Equus Computer Systems
- Franklin National Bank
- Honeywell International
- Johnson & Johnson
- KMS Building Products
- Michels Corporation
- Nabisco, Inc
- Pentair, Inc
- Pratt Ordway
- Proctor & Gamble
- Prudential Insurance
- Stock Building Supply
- Strategic Equipment
- Steiner Development
- Tennant Company
- The Beard Group
- The Goldridge Group
- Told Development

UPLAND'S LEADERSHIP



Keith Sturm



Josh Huempfer



Chad Sturm



Brian Merz



Jamie Cohen



Ed Engler



Fallon Vannelli

Keith Sturm has over twenty years of experience in investment sales and leasing. He is a proven deal maker completing over 450 lease transactions and over \$1.5 billion in sales primarily in net-leased investments. He has received his CCIM designation and was President of the Minnesota/South Dakota CCIM Chapter in 2004. Keith is also the past president of the St. Cloud State University Real Estate Alumni Association, and a past Director of the MN Organization of Commercial Realtors.

Josh Huempfer specializes in buyer and seller representation. He focuses on commercial investment properties and land acquisitions for development and redevelopment projects. His strong financial background and project marketing expertise have made him a trusted and valued advisor. With double majors in finance and real estate and over ten years of experience, Josh uses his combined expertise to serve his clients' complex real estate needs.

Chad Sturm has over twelve years of experience in tenant representation, project leasing, user sales and site selection. He focuses on retail properties and land acquisitions for development. His strong focus on retail properties and retail tenants has made him one of the most active, effective and trusted realtors in the state of MN. His excellent negotiation skills and outstanding ability to seek out opportunities has allowed Chad to complete over 300 transactions.

Brian Merz has worked with several developers and retailers throughout his experience at Upland Real Estate Group. His areas of specialization include seller representation, buyer representation, tenant representation, project leasing, and investment sales and analysis.

Jamie Cohen has over 30 years of experience in tenant representation, project leasing, user sales and site selection. He currently represents tenants such as: Dollar Tree, PETCO, Burlington Coat Factory, Little Gym, Turn Style and other major retailers.

Ed Engler has over 30 years of experience in sales and leasing of industrial, retail, office, and investment property transactions. Some major transactions include sale/leaseback of Wilson's Leather Corporate Headquarters to IRET, industrial sale of corporate headquarters to Minnetonka Moccasin, office sublease of 90,000 square feet, Cargill at Interchange office complex, and exclusive representation for Pilgrim Drycleaners Inc.

Fallon Vannelli joined Upland in the fall of 2011 and has worked with both the net-lease and brokerage teams. She has experience assisting in multiple retail and investment property transactions.