

Shingle Creek Crossing Brooklyn Center | MN For Lease

**COMING SOON
SUN FOODS GROCERY**



UPLAND
REAL ESTATE GROUP, INC.

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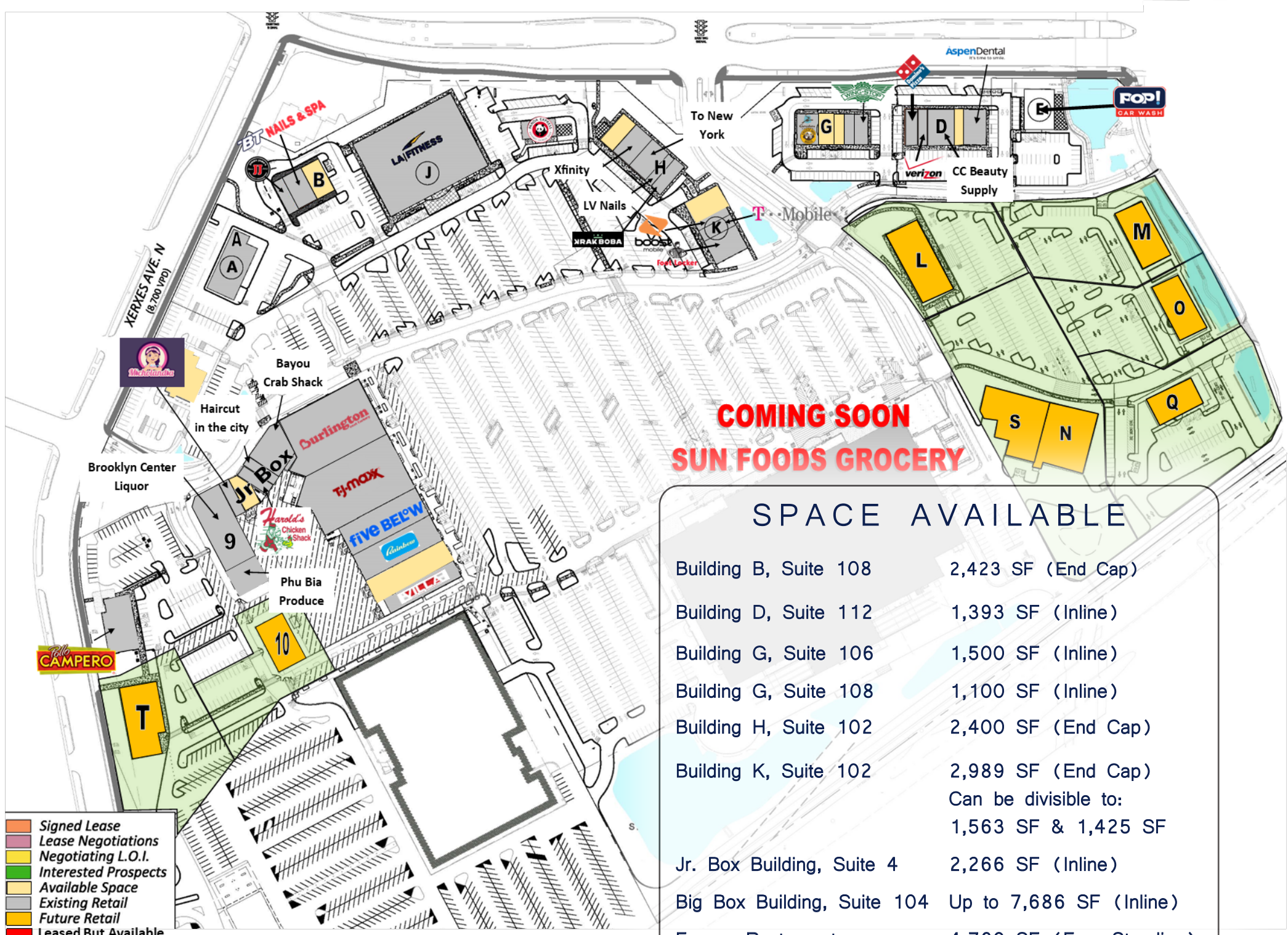
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THE OPPORTUNITY

Address	1000-1300 Shingle Creek Pkwy
City, State	Brooklyn Center, MN 55430
Total Buildings	10 Buildings
Year Built	2012
Lease Rate:	Negotiable
CAM (2024 Est.)	\$5.84 PSF
Taxes (2024 Est.)	\$5.30 PSF
Insurance (2024 Est.)	\$1.12 PSF
Total Expenses:	\$12.31 PSF





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SPACE AVAILABLE

Building B, Suite 108	2,423 SF (End Cap)
Building D, Suite 112	1,393 SF (Inline)
Building G, Suite 106	1,500 SF (Inline)
Building G, Suite 108	1,100 SF (Inline)
Building H, Suite 102	2,400 SF (End Cap)
Building K, Suite 102	2,989 SF (End Cap)
	Can be divisible to: 1,563 SF & 1,425 SF
Jr. Box Building, Suite 4	2,266 SF (Inline)
Big Box Building, Suite 104	Up to 7,686 SF (Inline)
Former Restaurant	4,760 SF (Free Standing)

- Signed Lease
- Lease Negotiations
- Negotiating L.O.I.
- Interested Prospects
- Available Space
- Existing Retail
- Future Retail
- Leased But Available

BTS LOTS AVAILABLE

LOT	LOT SIZE	Building GLA
L	1.19 Ac	Up to 11,200 SF
M	1.15 Ac	Up to 7,500 SF
O	0.75 Ac	Up to 7,500 SF
Q	1.90 Ac	Up to 6,000 SF
N	2.93 Ac	Up to 12,541 SF
S	2.93 Ac	Up to 12,600 SF
T	1.54 Ac	Up to 5,500 SF
10	0.92 Ac	Up to 6,000 SF

19,824 VPD

18,300 VPD

63,000 VPD

Brooklyn Blvd
















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Building G



Building D



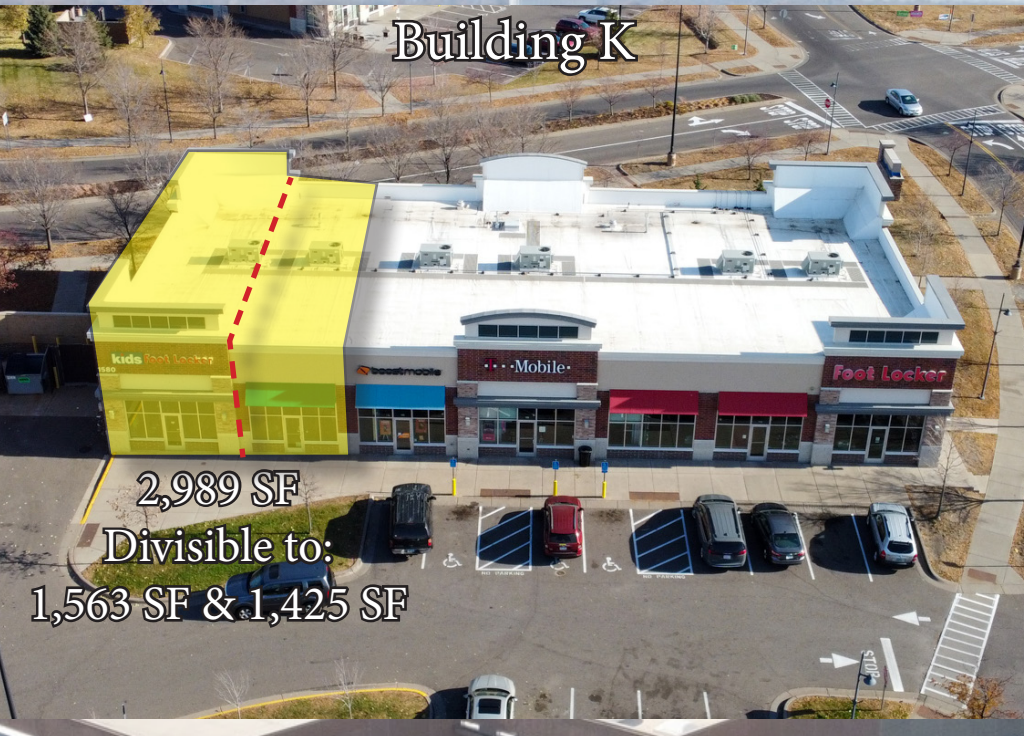
Building B



Building H



Building K



2,989 SF
Divisible to:
1,563 SF & 1,425 SF

Free-standing Building
Former Restaurant



4,760 SF

Jr. Box Building



7,686 SF

Jr. Box Building



2,266 SF



TOPGOLF

110,989 VPD

Brooklyn Blvd

Brooklyn Center
DMV

Alatus 80 Acre
Redevelopment



Bass Lake Rd

18,300 VPD

63,000 VPD

19,824 VPD

Sears
Redevelopment



Nearby New Development



Phase 1 of Alatus 80 Acre Redevelopment



Brooklyn Blvd

Bass Lake Rd



15 Acre Redevelopment; 230,000 SF Flex Space



Nearby Area Retailers



Nearby Area Amenities

Sonder House Apartments
127 units built in 2021



Brooklyn Center Office
Park: 600,000 SF

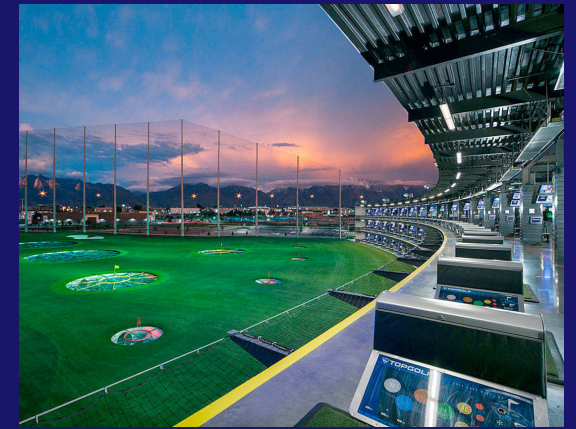
Alatus 80 Acre
Redevelopment Site



Brooklyn Center Highlights



Home to Caribou Coffee's
Corporate Headquarters
leasing over 100,000 SF



Brooklyn Center has
one of the state's only
TopGolf Locations

2022 Demographics

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	12,668	1 Mile	\$63,453	1 Mile	\$75,326	1 Mile	34.6
3 Miles	123,222	3 Miles	\$60,142	3 Miles	\$74,307	3 Miles	35.3
5 Miles	326,333	5 Miles	\$64,637	5 Miles	\$81,709	5 Miles	36.4

Shingle Creek Crossing Property Highlights

Location Highlights:

- High Visibility from Highway 100
- Multiple monument and pylon signage visible from Hwy 100, Brooklyn Blvd, and Bass Lake Rd
- Located in the center of the Largest Trade in of Brooklyn Center

Building Highlights:

- Over 10 retail buildings Anchored by Sun Foods (182,000 SF Grocery Store) LA Fitness, T.J. Maxx, and Burlington Coat Factory
- Retail destination for Brooklyn Center Residents and the surrounding cities



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