

# FOR LEASE

# ROBIN CENTER

4044-4152 Lakeland Ave | Robbinsdale, MN | 55442  
(Co Rd 81 / Bottineau Blvd)



Up to 10,649 SF Available for Lease

**Nancy Murdakes Brown**

612.465.8528

nancy@upland.com

**UPLAND**  
REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!  
[www.upland.com](http://www.upland.com)

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

Main: 612.322.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	4044-4152 Lakeland Ave N
<b>CITY, STATE</b>	Robbinsdale, MN
<b>BUILDING SIZE</b>	84,170 SF
<b>LOT SIZE</b>	6.1 Acres

**SPACE AVAILABLE— UPPER CENTER**

<b>SUITE 4112</b>	1,452 SF Available Spring 2018
<b>SUITE 4120</b>	875 SF Available Summer 2018

**SPACE AVAILABLE— LOWER CENTER**

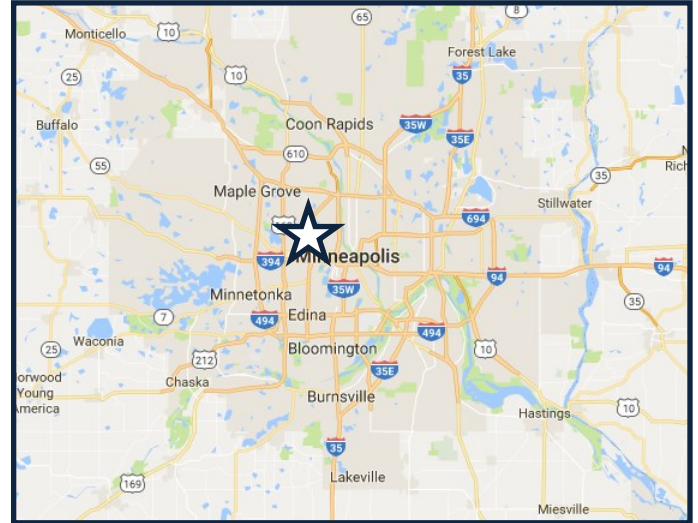
<b>SUITE 4090</b>	2,333 SF Available Fall 2018
<b>SUITE 4060</b>	6,472 SF Available Winter 2018
<b>SUITE 4050</b>	2,265 SF Available Winter 2018

**CAN ASSEMBLE UP TO 10,649 SF AVAILABLE WINTER 2018**

<b>LEASE RATE</b>	\$12.00-\$14.00
<b>CAM &amp; TAXES 2018</b>	\$3.74 PSF
<b>ZONING</b>	DD2 Downtown District
<b>COUNTY</b>	Hennepin
<b>YEAR BUILT</b>	1955/Renovated in 2007

**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	14,878	129,123	320,306
<b>DAYTIME POPULATION</b>	3,679	49,818	276,530
<b>MEDIAN HH INCOME</b>	\$57,122	\$53,135	\$55,008
<b>AVERAGE HH INCOME</b>	\$73,080	\$68,953	\$76,413
<b>MEDIAN AGE</b>	38.9	35.6	35.8



**TENANTS**

Dollar Tree	CVS Pharmacy
Rainbow Apparel	Snap Fitness
Chiropractic Care	Fresenius Dialysis
Sherwin Williams	U.S. Post Office
Boost Mobile	Car X
Broadway Pizza	H&R Block

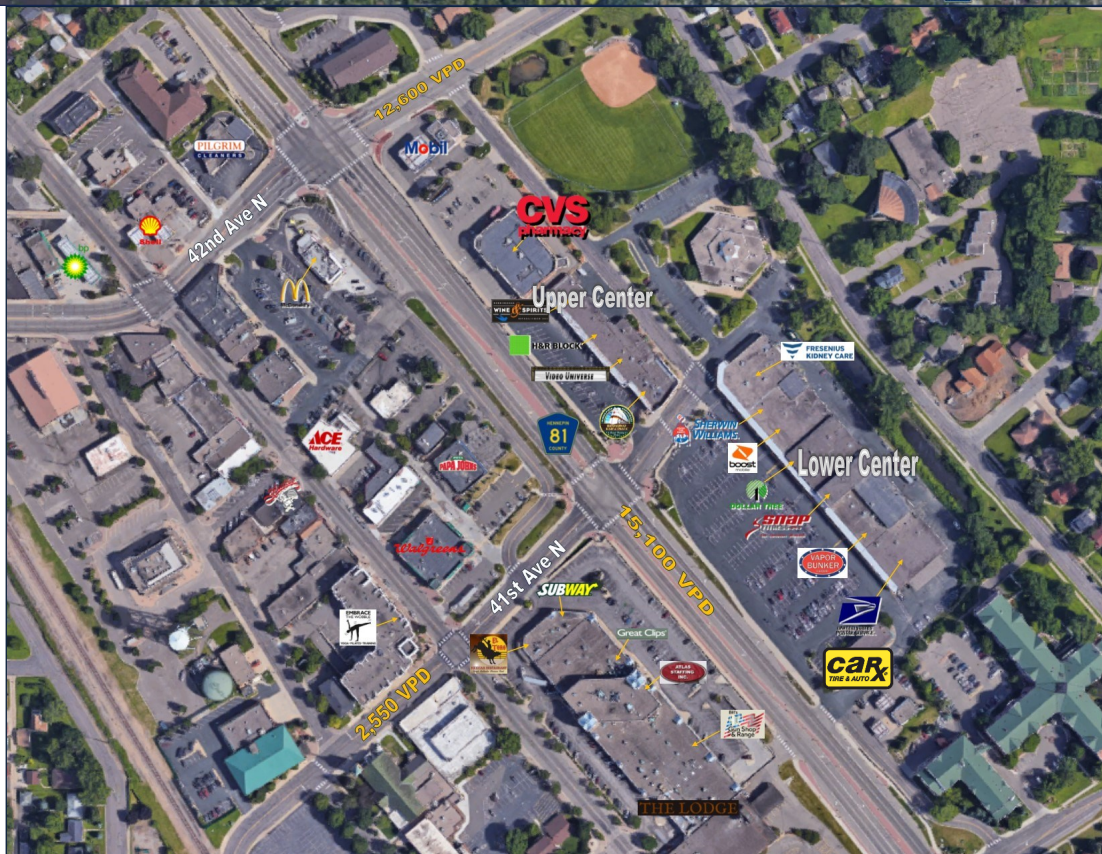
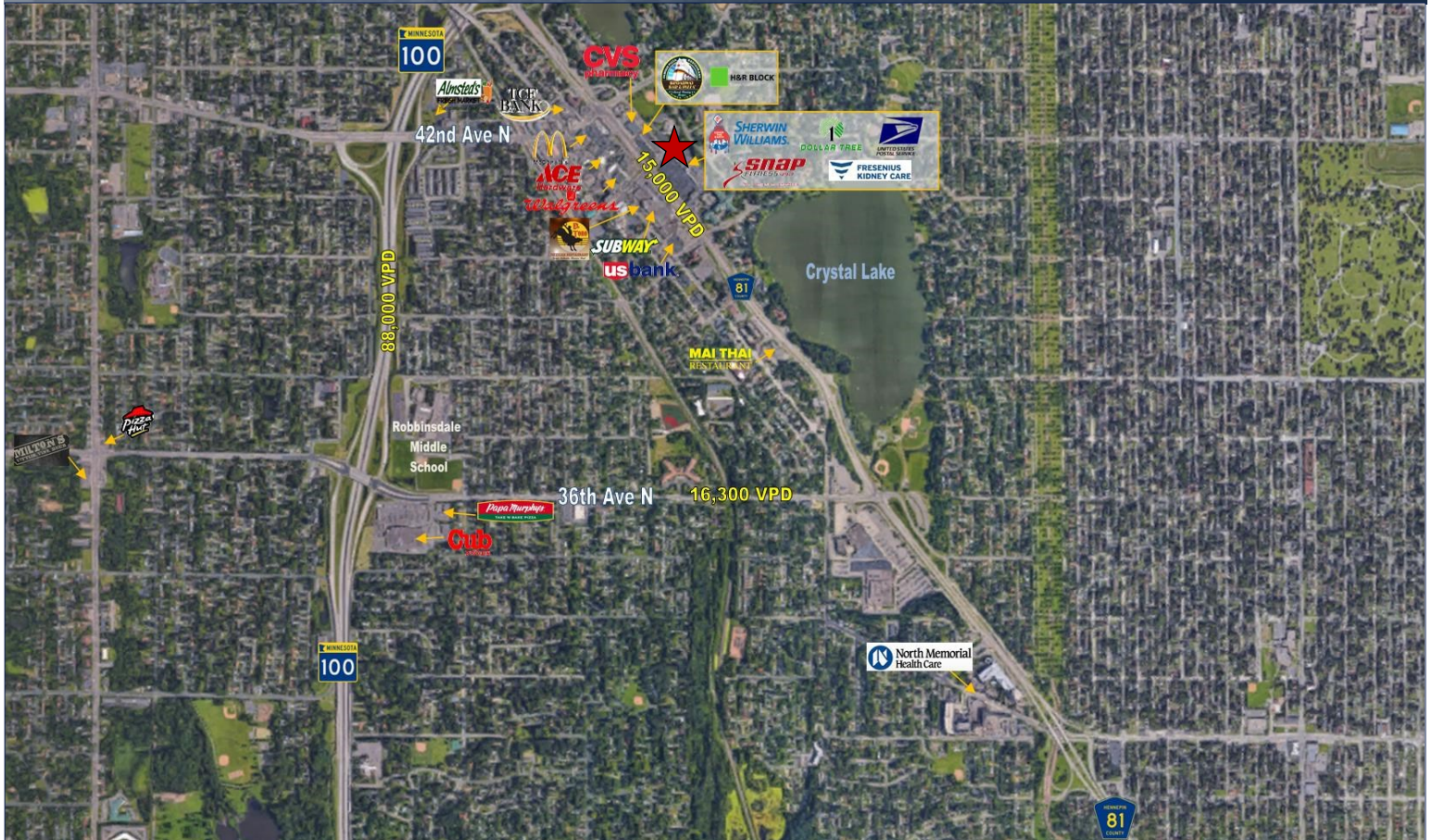
**TRAFFIC COUNTS**

<b>COUNTY ROAD 81</b>	15,100 VPD
<b>41ST AVENUE NORTH</b>	2,500 VPD

**COMMENTS**

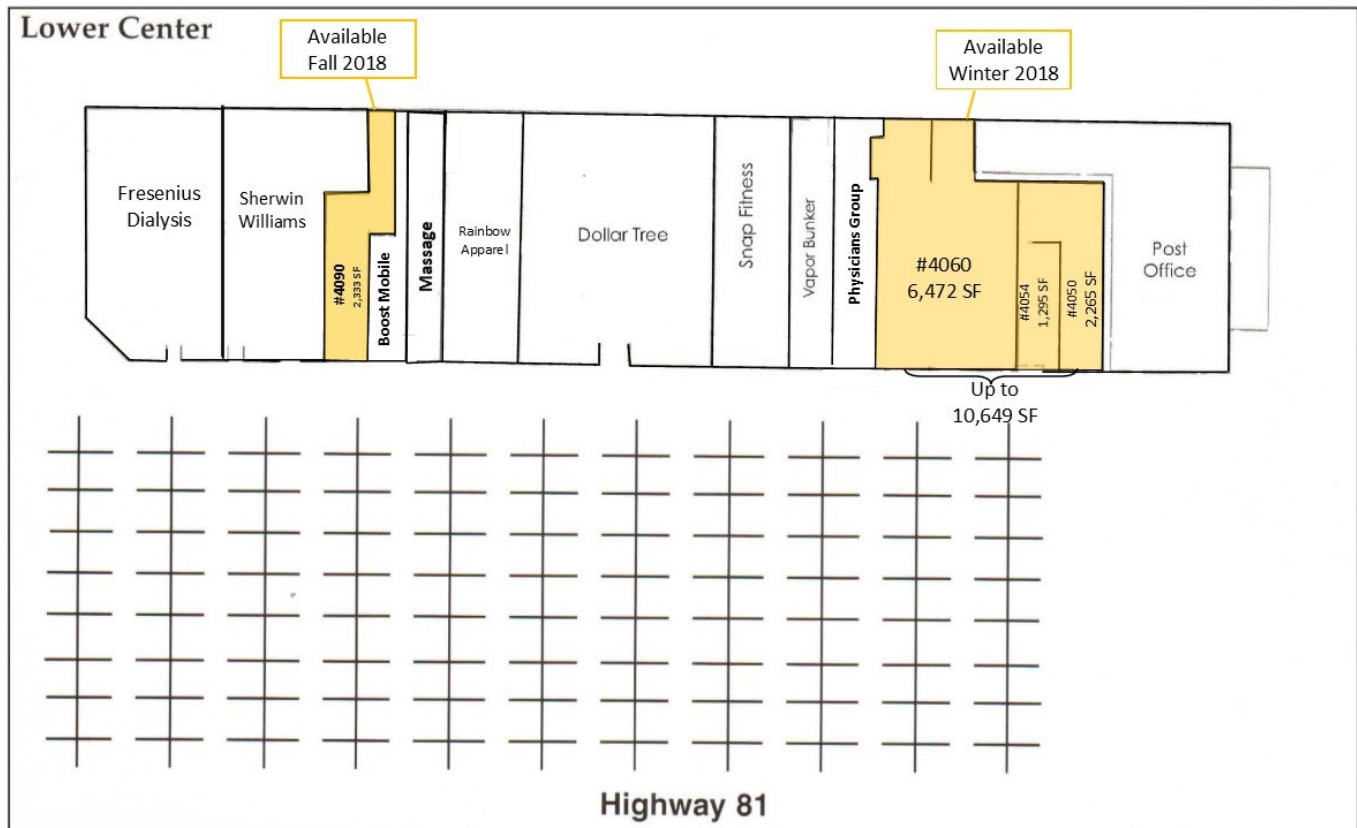
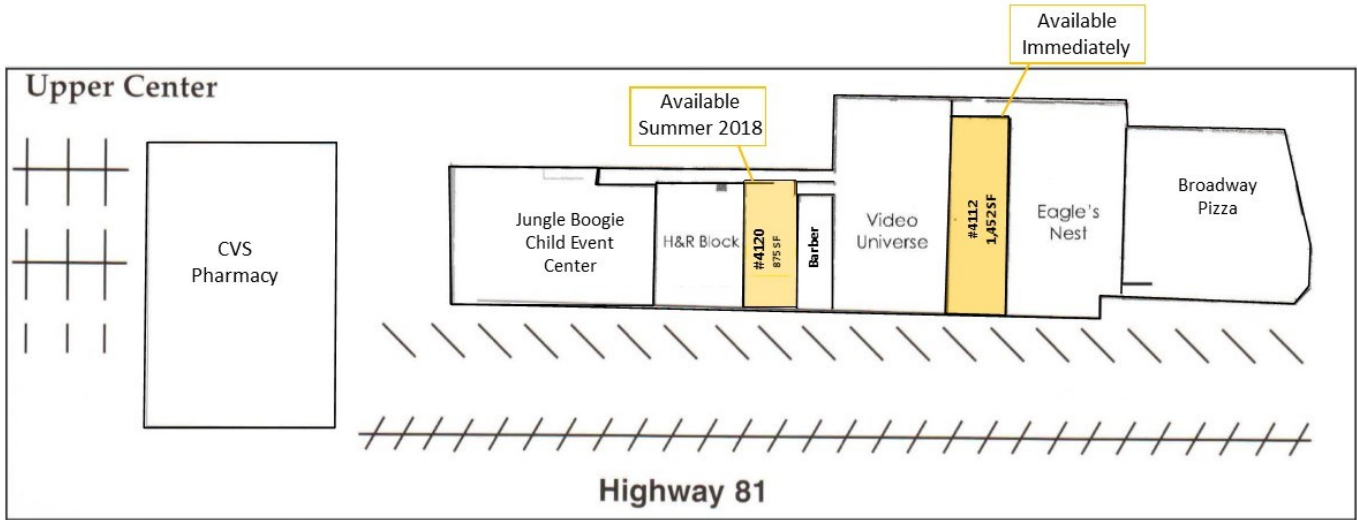
- Robin Center has been a community center that has been servicing the patrons of Robbinsdale, Crystal and sections of New Hope for decades. Renovated in 2007, Robin Center has attracted nationally known retailers such as CVS Pharmacy, Dollar Tree, Car X, Rainbow Apparel and Snap Fitness and service providers such as the US Post Office. It is positioned well along Co Rd 81 (Bottineau Blvd) and offers convenient access and ample off street parking.
- Attractive retail rates and low operating expenses make Robin Center a perfect location for any retail, office or professional service.

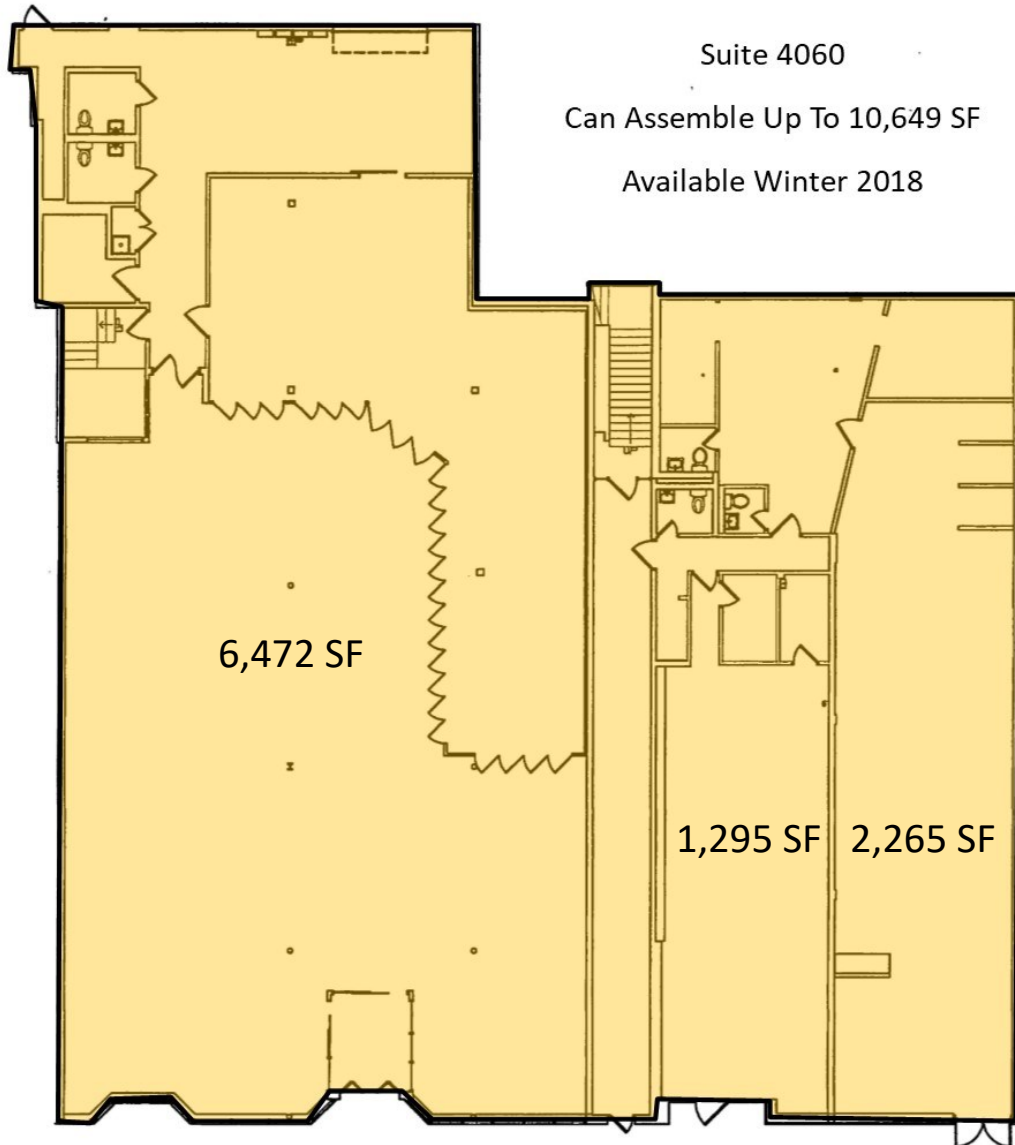




THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

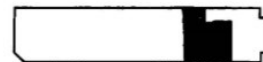






Suite 4060  
Can Assemble Up To 10,649 SF  
Available Winter 2018

KEY PLAN - LOWER CENTER



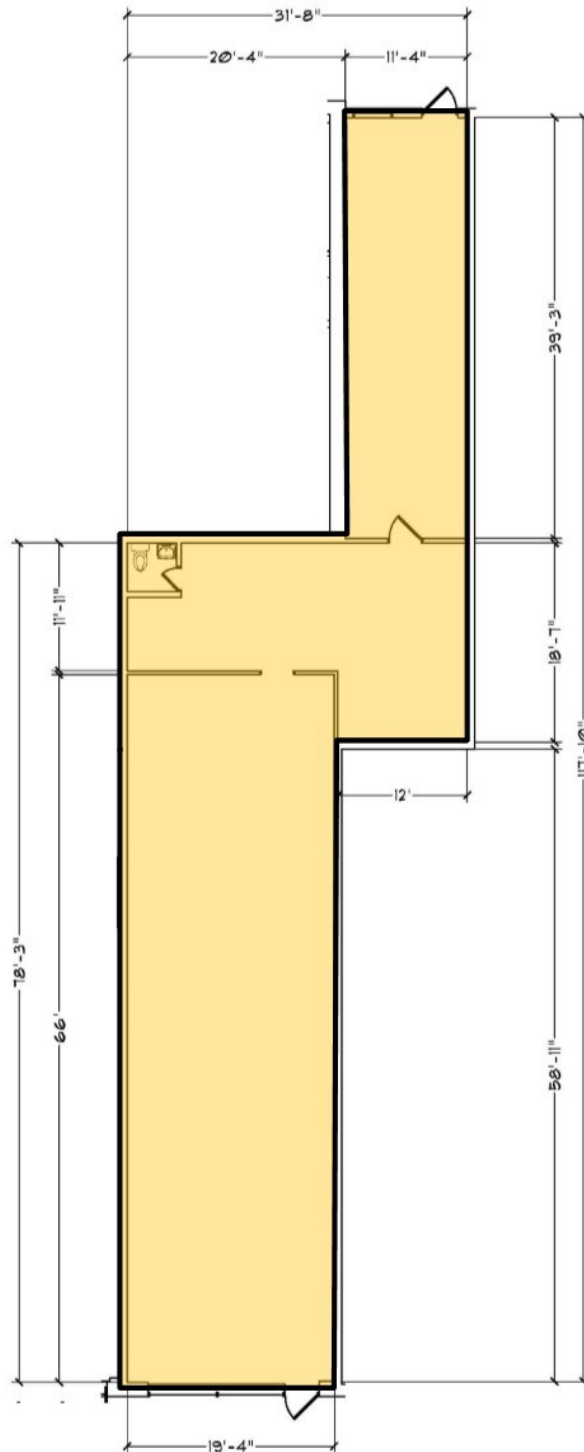
**10,649 SF**  
02-28-18

SCALE: 1/16" = 1'-0"

PREPARED BY W.J.R. INC.

February 28, 2018





**Suite 4090**  
**2,333 SF**  
**Available Fall 2018**

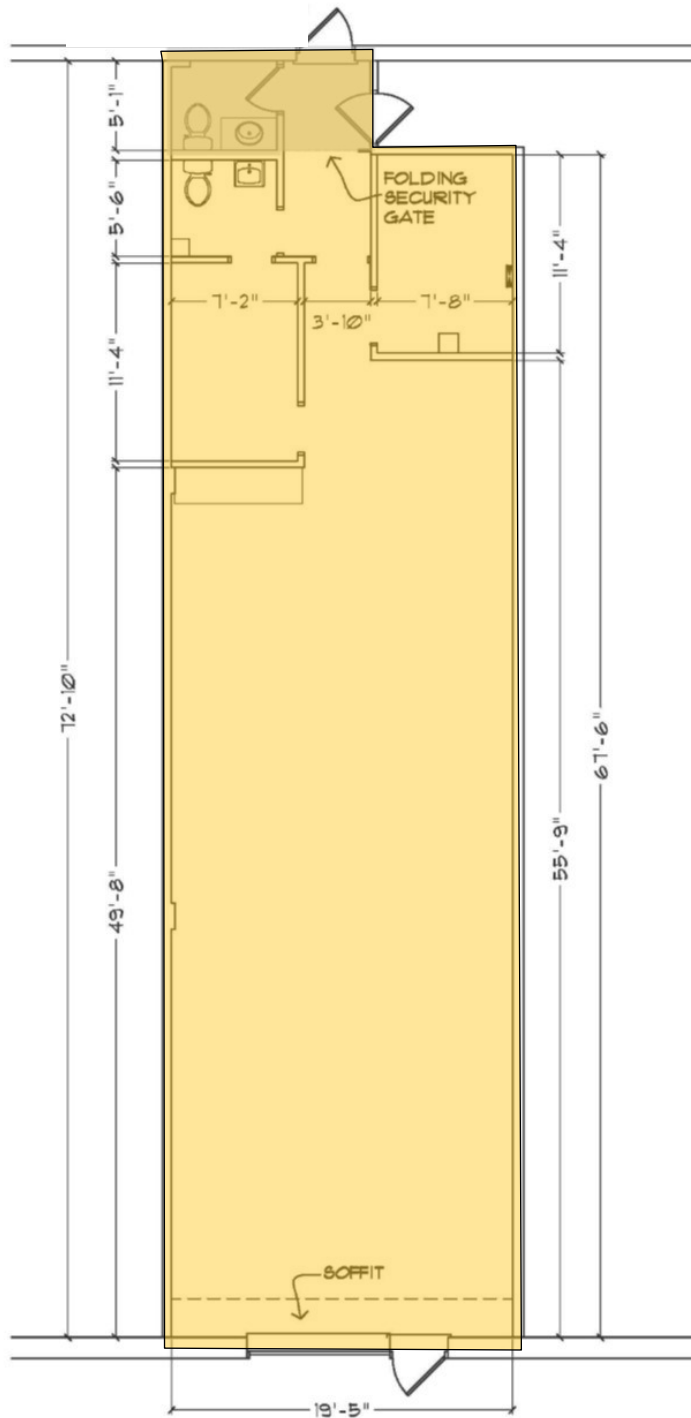
KEY PLAN - LOWER CENTER



PREPARED BY VWR, INC.

February 21, 2018





**Suite 4112**  
**1,452 SF**  
**Available Immediately**

KEY PLAN - UPPER CENTER



PREPARED BY WJR, INC.

September 5, 2017







THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.