BROOKLYN CENTER RETAIL FOR SUBLEASE

5625 Xerxes Ave N | Brooklyn Center, MN | 55410



3,000 SF Retail Available

Rob Kost, CCIM

612.465.8530 rob@upland.com

REAL ESTATE GROUP, INC.

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

Main: 612.332.6600

Fax: 612.376.4489



PROPERTY OVERVIEW

PROPERTY INFORMATION

Address 5625 Xerxes Ave

CITY, STATE Brooklyn Center, MN

SPACE AVAILABLE 3,000 SF

SUBLEASE TERM 1/31/2023

CENTER GLA 115,406 SF

LEASE RATE Negotiable

CAM 2018 \$4.95 PSF

TAX 2018 \$4.01 PSF

TOTAL EXPENSES 2018 \$8.96 PSF

COUNTY Hennepin

Wildlife Refuge			4		St Croix Jational
Becker		1			Scenic iverway
	Elk River	(65)			Dresser
Monticello			Forest Lake		
(25)	(10)		Forest Lake	Scandia	65
Albertville		- =			
Buffalo		Coon Rapids	35W 35E		
55		10		33-	64 New Richmond
	494			Stillwater	į 📑
	169		7 7 694		
	394	Minneapolis	St Paul		96 *
	Minnetonka	35W	Woodbury		35)
Waconia	Eden/Prairie	Edina	199		River Falls
25	[212]	Bloomington	100	75	
orwood Young merica	haska	Burnsville		Ti di	
		4		Hastings	Ellsv
		3			
(169)		Lakeville			63
4.6154			52	Miesville	Hager City Red Wing
anderson 19	ew Prague			<u> </u>	

DEMOGRAPHICS					
	1-MILE	3-MILE	5-MILE		
POPULATION	12,522	121,330	313,178		
MEDIAN HH INCOME	\$52,135	\$53,578	\$55,941		
AVERAGE HH INCOME	\$64,513	\$67,057	\$73,976		
MEDIAN AGE	34.3	34.8	35.8		

CENTER TENANTS				
Cub Foods	North Memorial Clinic			
Burger King	Chipotle			
Subway	Leeann Chin			
Little Caesars	GNC			
Fantastic Sam's	Fish & Chicken			



TRAFFIC COUNTS				
BROOKLYN BLVD	23,700 VPD			
BASS LAKE ROAD	16,100 VPD			
XERXES AVE N	8,200 VPD			

COMMENTS

- Sublease space in a Cub Foods anchored center.
- Located at the prominent intersection of the trade area.
- Pylon Signage Available.

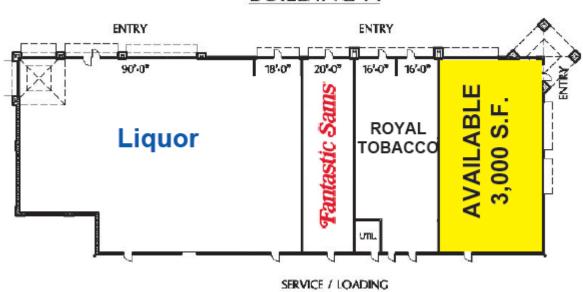


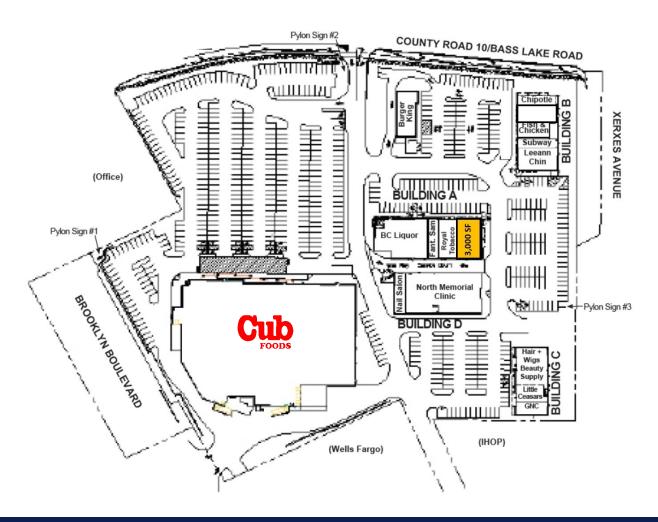






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