

# BROOKLYN CENTER RETAIL FOR SUBLEASE

5625 Xerxes Ave N | Brooklyn Center, MN | 55410



3,000 SF Retail Available

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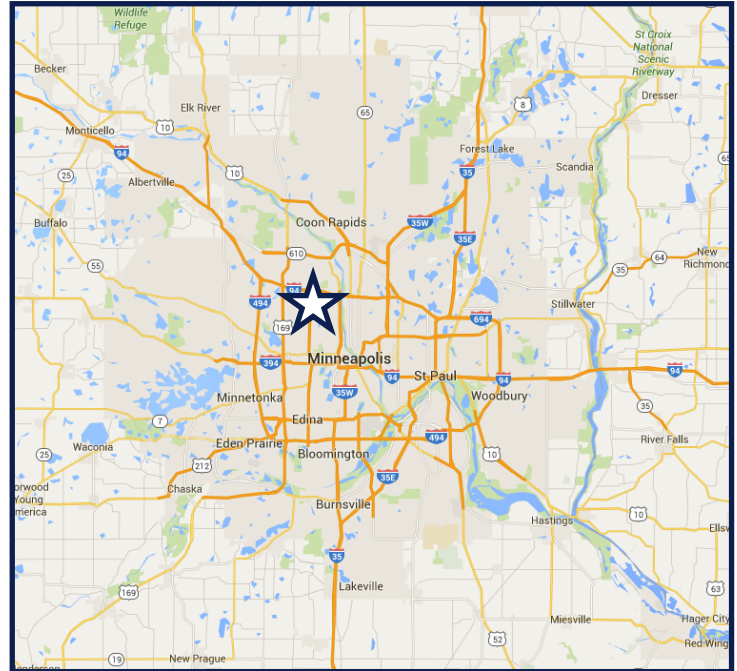
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	5625 Xerxes Ave
<b>CITY, STATE</b>	Brooklyn Center, MN
<b>SPACE AVAILABLE</b>	3,000 SF
<b>SUBLEASE TERM</b>	1/31/2023
<b>CENTER GLA</b>	115,406 SF
<b>LEASE RATE</b>	Negotiable
<b>CAM 2018</b>	\$4.95 PSF
<b>TAX 2018</b>	\$4.01 PSF
<b>TOTAL EXPENSES 2018</b>	\$8.96 PSF
<b>COUNTY</b>	Hennepin



**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	12,522	121,330	313,178
<b>MEDIAN HH INCOME</b>	\$52,135	\$53,578	\$55,941
<b>AVERAGE HH INCOME</b>	\$64,513	\$67,057	\$73,976
<b>MEDIAN AGE</b>	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**

<b>BROOKLYN BLVD</b>	23,700 VPD
<b>BASS LAKE ROAD</b>	16,100 VPD
<b>XERXES AVE N</b>	8,200 VPD

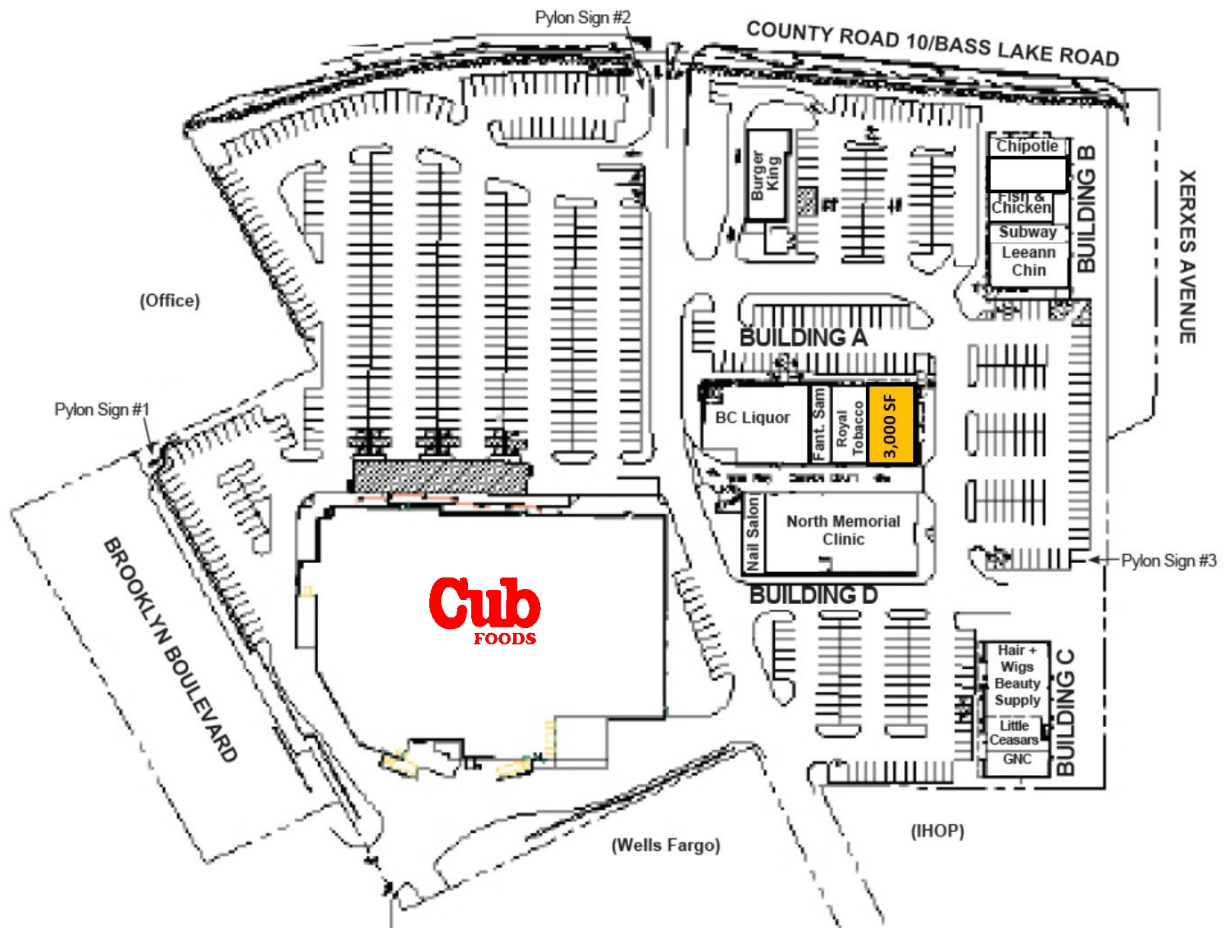
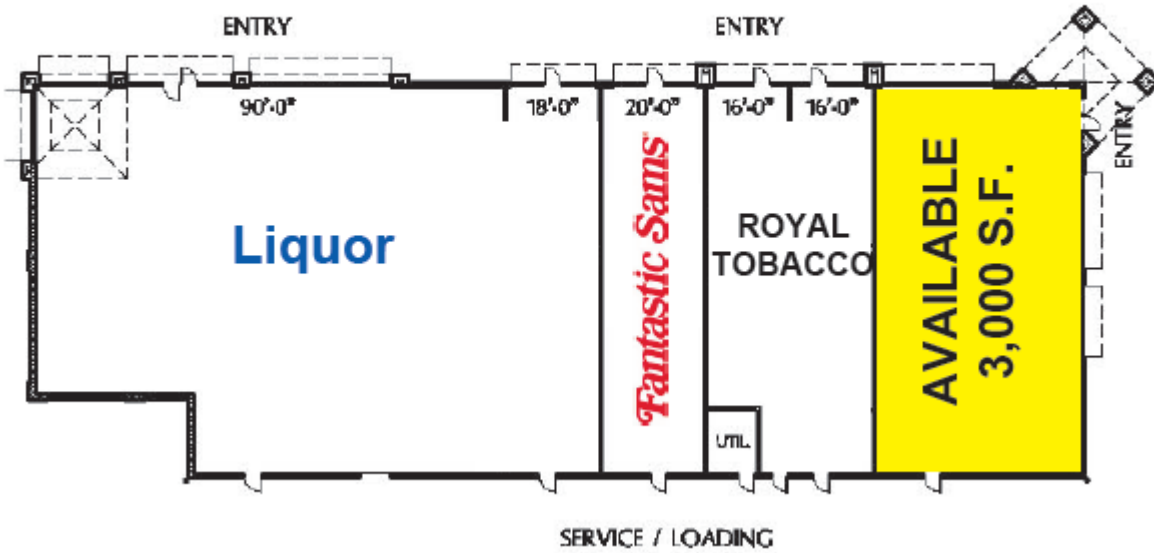
**COMMENTS**

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



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**BUILDING A**



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