

CHAMPLIN RESTAURANT

FOR LEASE & SALE

11469 Marketplace Drive N | Champlin, MN | 55316



5,215 SF Restaurant on 1.40 Acres

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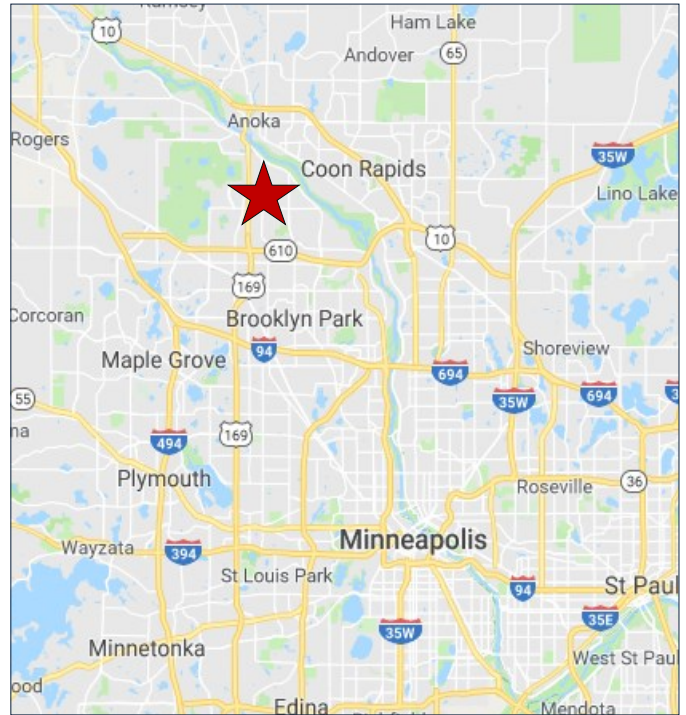
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	11469 Marketplace Drive N
CITY, STATE	Champlin, MN
BUILDING SIZE	5,215 SF
LEASE RATE	\$22.00 PSF
SALE PRICE	\$1,200,000
YEAR BUILT	1999
PARCELS	31-120-21-13-0099
LAND AREA	1.40 acres
COUNTY	Hennepin
PARKING	97 Spaces
ZONING	Commercial General Business / PUD
2018 TAXES	\$46,374.32



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,276	63,494	165,866
DAYTIME POPULATION	2,896	25,452	77,781
MEDIAN HH INCOME	\$94,791	\$80,264	\$78,302
AVERAGE HH INCOME	\$109,089	\$96,656	\$95,086
MEDIAN AGE	38	38.7	37.5

AREA RETAILERS

Cub Foods	Walgreens
Anytime Fitness	Cub Liquor
Starbucks	Noodles
Chipotle	Jimmy Johns
Dairy Queen	Target
Buffalo Wild Wings	Mann Theatre

TRAFFIC COUNTS

HIGHWAY 169	41,500 VPD
114TH AVE	11,300 VPD
BUSINESS PARK BLVD	1,200 VPD

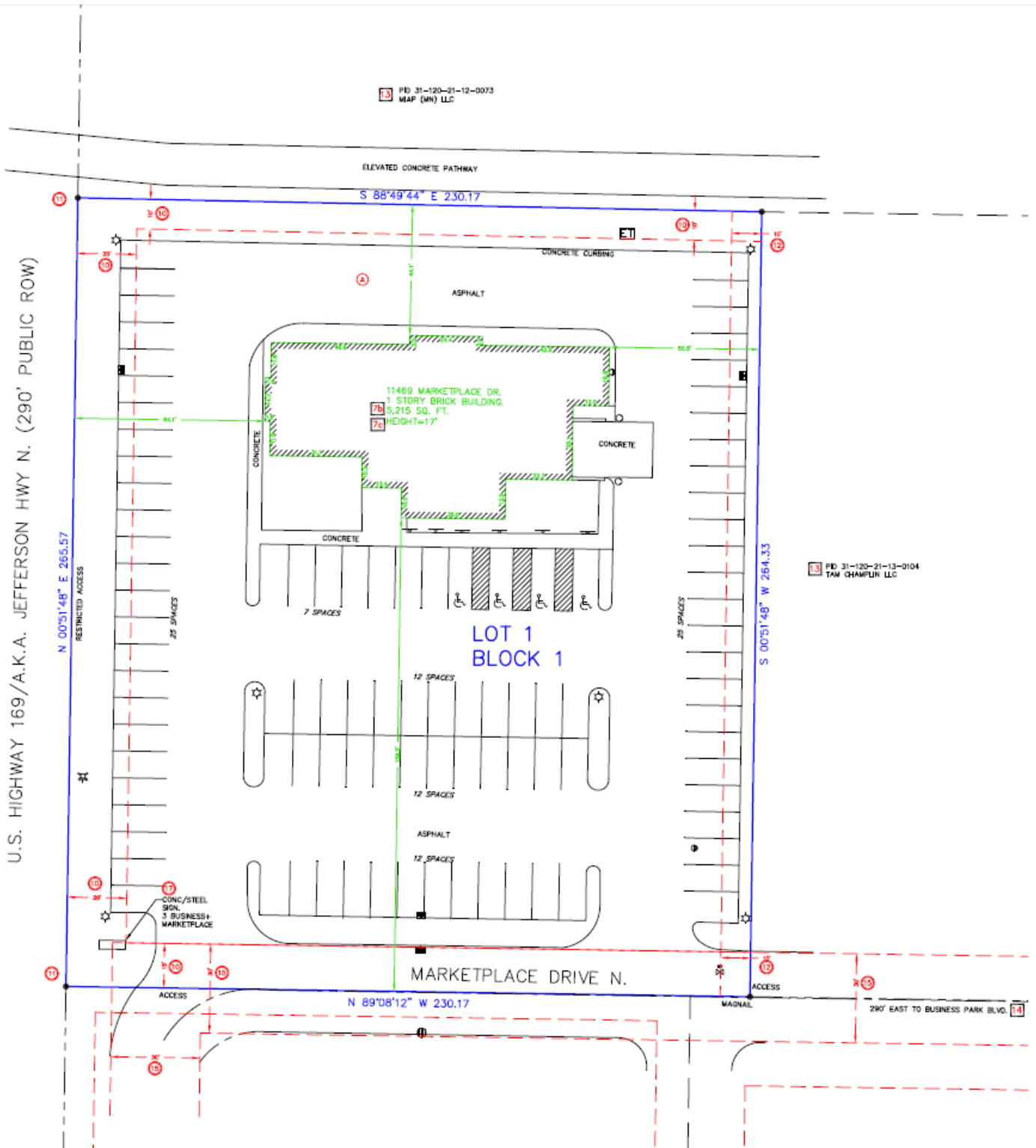
COMMENTS

- Adjacent to Champlin Market Place Shopping Center—91,790 SF anchored by Cub Foods and Walgreens
- Visibility to 41,500 Vehicles per day on Highway 169.
- Adjacent to the pedestrian walk bridge that crosses Highway 169.





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