



# RETAIL FOR LEASE!



## CHAMPLIN RETAIL

11995 Business Park Blvd N, Champlin, MN 55316

**1,929 SF**

**END CAP  
SPACE IN BUSY  
COMMERCIAL  
AREA**

**Emmanuel Woldeyes**

651-246-2860

[emmanuel@CEGspaces.com](mailto:emmanuel@CEGspaces.com)

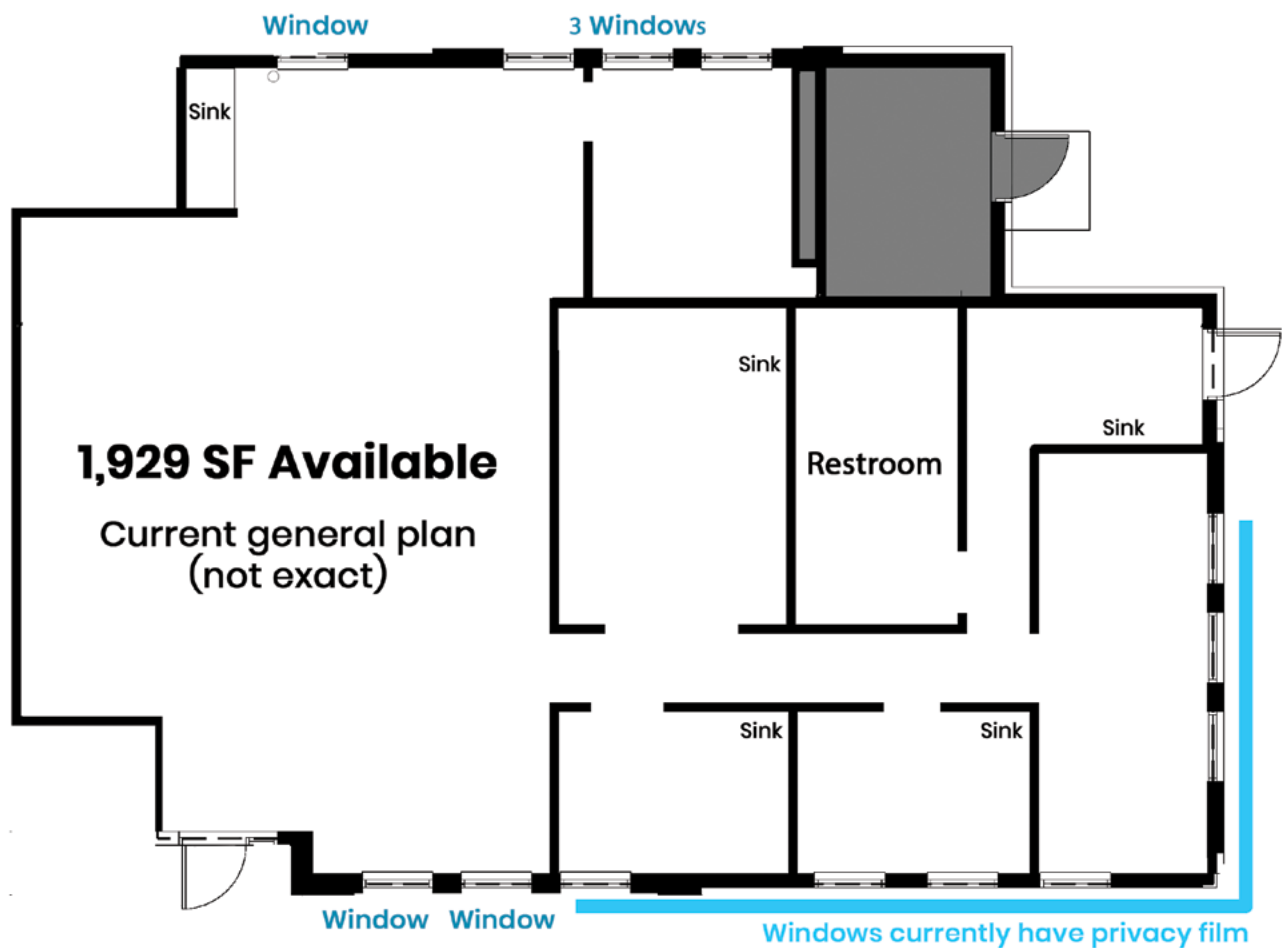
**Jeff Salzbrun**

612-428-3333

[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO



**BASE RENT: \$39.00 PSF**

**EST. OPERATING EXPENSES: \$19.65 PSF**



# THE PROPERTY

**Premier end cap retail space across from Super Target, a main commercial draw and anchor tenant in the area.**

- Located on a 0.71 AC retail property, built in 2020
- Shared building with Jersey Mike's and dispensary
- Drive-thru option potential
- 39,000+ vehicle per day on Hwy 169
- End cap offers high visibility
- Ample on-site parking (roughly 6.14 spaces per 1,000 SF leased)
- Website: [CEGspaces.com/champlin](https://CEGspaces.com/champlin)



Commercial Equities Group  
— Investment Real Estate Services

**CHAMPLIN • 1,929 SF**  
**11955 Business Park Blvd N, Champlin, MN 55316**  
Emmanuel Woldeyes | 651-246-2860 | [emmanuel@CEGspaces.com](mailto:emmanuel@CEGspaces.com)



# THE LOCATION

**Situated at a hard corner with high visibility from Highway 169. Champlin is a strategically-located city with a strong community focus and proactive Economic Development Authority (EDA).**

- Population within one mile is approximately 10,000
- Excellent access to Hwys 169, 610, and 10 and about a 20-minute drive to the Twin Cities
- Workforce is diverse and highly educated, with a significant portion engaged in management, business, science, and arts occupations
- Businesses catering to families, outdoor activities, and unique local experiences thrive in Champlin



**Commercial Equities Group**  
— Investment Real Estate Services

**CHAMPLIN • 1,929 SF**  
**1195 Business Park Blvd N, Champlin, MN 55316**  
Emmanuel Woldeyes | 651-246-2860 | [emmanuel@CEGspaces.com](mailto:emmanuel@CEGspaces.com)