

## RETAIL FOR LEASE

# 4180 W BROADWAY AVENUE

4180 W Broadway Ave, Robbinsdale, MN 55422



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	750 SF
<b>LEASE RATE:</b>	\$37/SF Annually - Modified Gross
<b>ZONING:</b>	D01 - Downtown District

### PROPERTY OVERVIEW

Street level retail space available for lease! Great location in the heart of Downtown Robbinsdale, located on the corner of West Broadway and 42nd Ave N! The 750 SF space has large windows facing West Broadway - GREAT visibility! There is a city parking lot available for additional parking. This is one of the best corners with the highest visibility in downtown Robbinsdale, so this would be a great location for a retail business.

### PROPERTY HIGHLIGHTS

- Street Level Retail Space Available For Lease
- 750 SF available
- Ample parking
- Great location in the heart of downtown Robbinsdale on the corner of West Broadway and 42nd Ave N
- Popular neighboring retailers nearby

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

**AMBER LANGE**  
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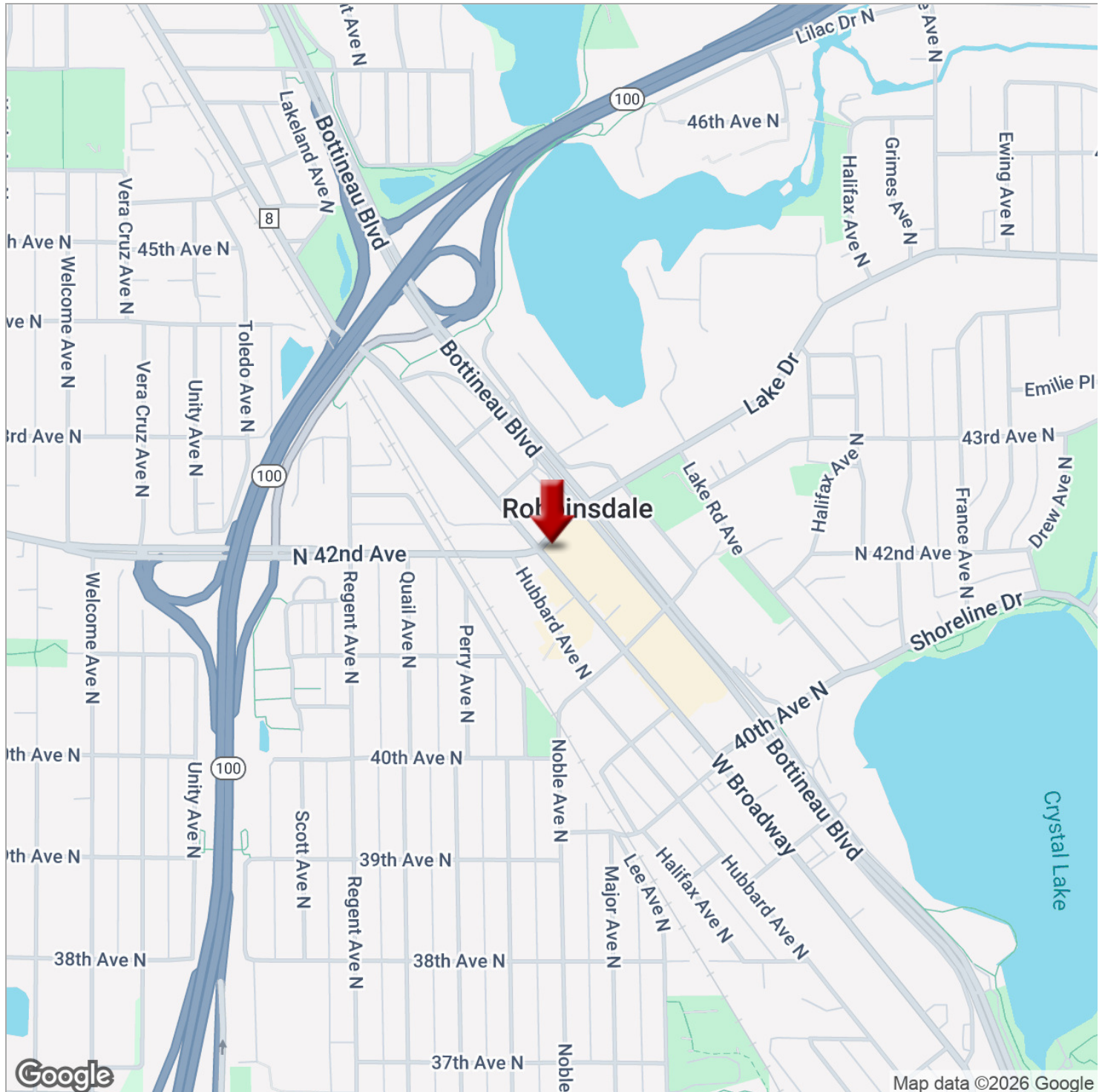
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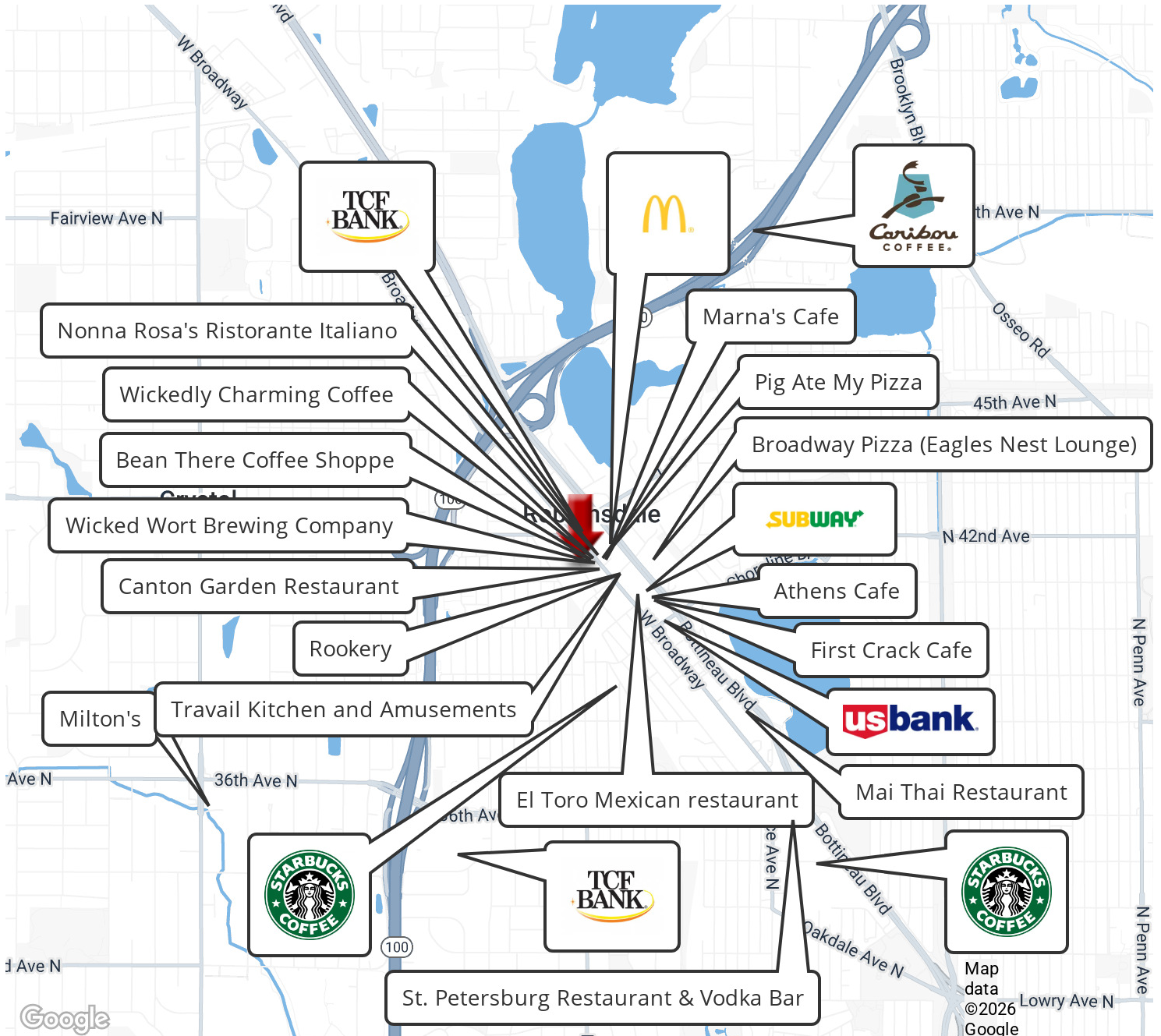
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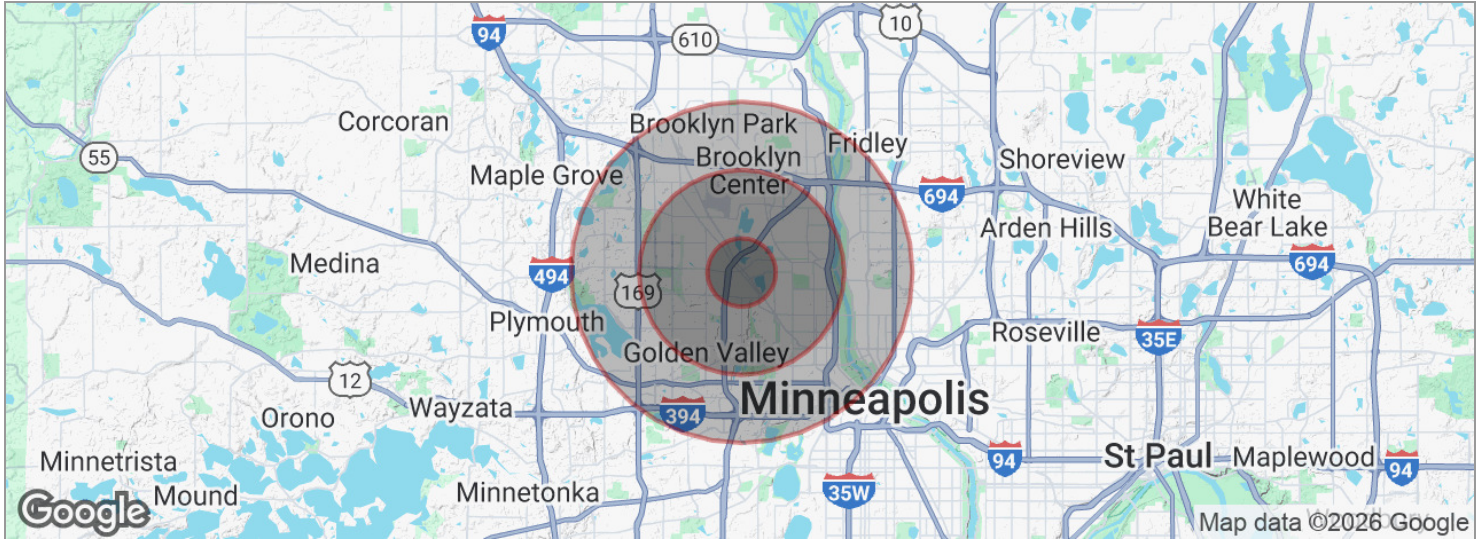
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,458	115,982	294,715
Median age	37.5	35.5	34.3
Median age (male)	36.7	34.8	33.3
Median age (Female)	38.0	36.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,396	46,034	115,076
# of persons per HH	2.3	2.5	2.6
Average HH income	\$61,328	\$63,491	\$62,990
Average house value	\$222,872	\$204,955	\$218,297

\* Demographic data derived from 2020 ACS - US Census

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