

CRYSTAL GALLERY OFFICE SPACE FOR LEASE

Crystal, MN



MID-AMERICA®
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



20,483 SF
2nd level office
AVAILABLE

5502-5514

RETAIL OPPORTUNITY

CRYSTAL GALLERY OFFICE SPACE FOR LEASE



address

5510-5590 West Broadway Ave
Crystal, MN 55428

availability

20,483 SF
2nd level office space

features

- Newly renovated
- Join Starbucks, Noodles, and Buffalo Wild Wings
- Over 32,000 VPD at intersection
- Shadow anchored by Target
- Over 107,000 residents within 3 miles

traffic counts

- 13,300 VPD on West Broadway Ave
- 19,100 VPD on Bass Lake Road

co-tenants



Great Clips®



2023 rates (budgeted psf)

BASE RENT	NEGOTIABLE
CAM	\$3.63
INS	\$0.28
RE TAX	\$3.51
TOTAL	\$7.42

demographics

	1MILE	3MILE	5MILE
POPULATION	11,943	111,576	277,121
HOUSEHOLDS	4,976	43,895	104,863
AVG HOUSEHOLD INCOME	\$75,992	\$81,197	\$91,179
DAYTIME POPULATION	10,296	104,864	266,819

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