



# FOR LEASE



**6251 110th Ave N, Champlin, MN**

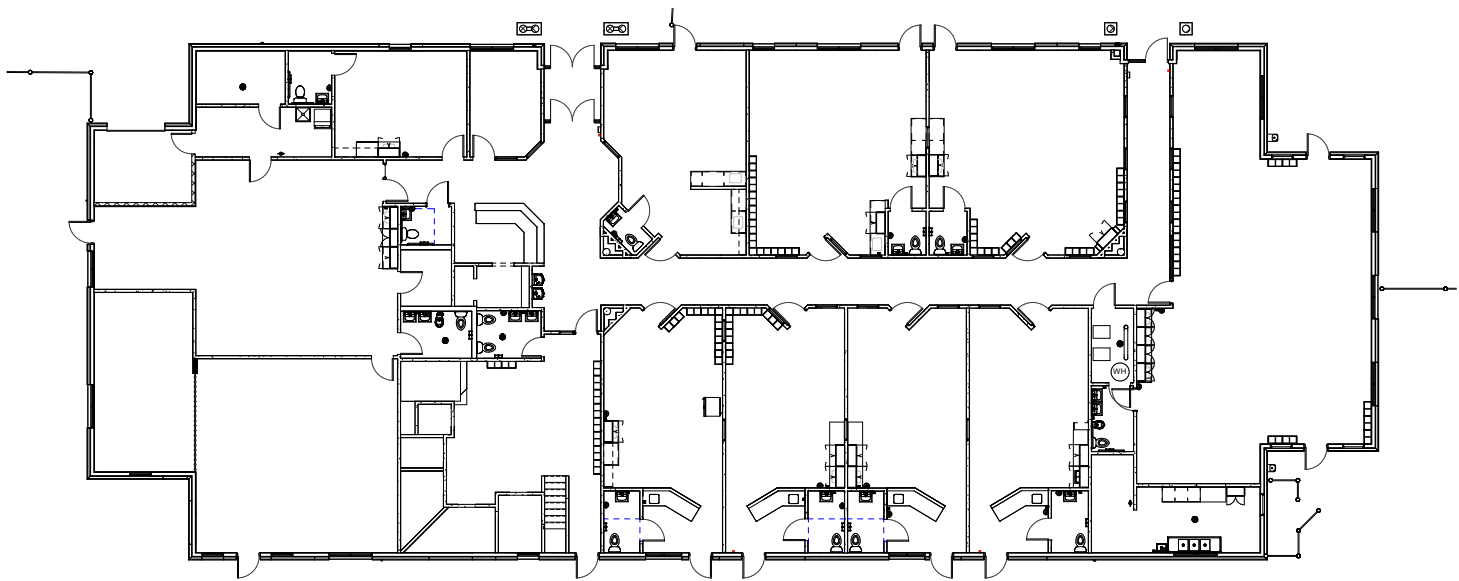
# PROPERTY SUMMARY

## Property Highlights

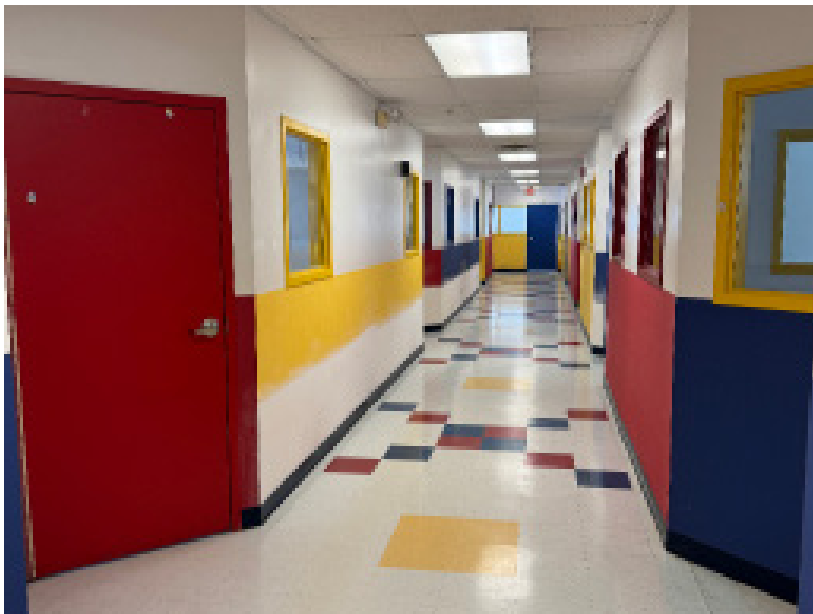
- Great suburban market with strong demographics.
- Located near Champlin High School, Jackson Middle School, Oxbow Creek Elementary and the Academy for Math.
- Existing daycare and playground.

### PROPERTY INFORMATION

Building Size:	11,954 SF
Year Built:	1998
Parking Ratio:	4.00/1,000 SF
Base Rent:	Negotiable
2025 Real Estate Taxes:	\$6.03/SF



# PROPERTY PHOTOGRAPHS



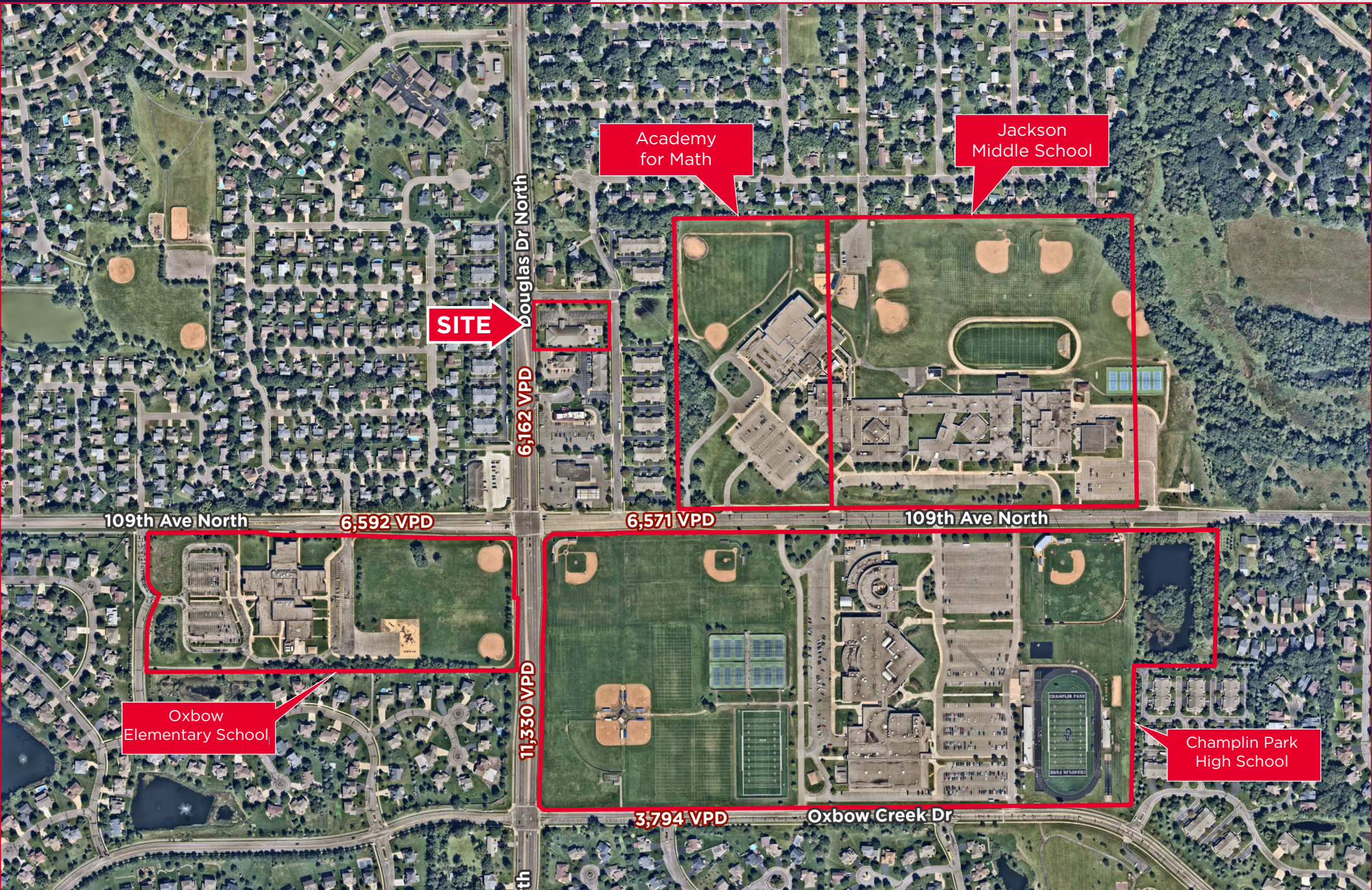


# PROPERTY PHOTOGRAPHS





# AERIAL MAP





# NEIGHBORHOOD DEMOGRAPHICS



2024  
POPULATION



2024 AVERAGE  
HOUSEHOLD INCOME



2024  
DAYTIME EMPLOYMENT

1 Mile

7,469

\$136,962

1,007

3 Miles

73,712

\$110,520

27,148

5 Miles

222,935

\$103,354

88,981



# TWIN CITIES OVERVIEW

Minneapolis is home to **seven professional sports teams** and was crowned the best city to be a sports fan in in 2023. In the last six years Minneapolis hosted the **2018 Super Bowl**, the **2024 US Gymnastics Olympic Trials**, **NCAA Women's Volleyball Championship**, the **NCAA Final Four**, the **NCAA Women's Final Four**, the **Summer X Games**, the **2019 KPMG Women's PGA Championship**, and is the home of the **PGA Tour's 3M Open**.



**MEN'S FOOTBALL**



**MEN'S HOCKEY**



**WOMEN'S BASKETBALL**



**MEN'S BASEBALL**



**MEN'S BASKETBALL**



**MEN'S SOCCER**



**MEN'S BASEBALL**



**WOMEN'S HOCKEY**

## UPCOMING TWIN CITIES EVENTS



**2025  
NCAA WOMEN'S ICE  
HOCKEY FROZEN FOUR**



**2026  
WORLD JUNIORS  
HOCKEY CHAMPIONSHIP**



**2026  
SPECIAL OLYMPICS  
USA GAMES**



**2029  
RYDER CUP**

## Headquartered In Greater MSP

### FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	5	\$324.1
2	Target Corporation	33	\$109
3	CHS	90	\$47.8
4	Best Buy	94	\$46.3
5	3M	116	\$34.2
6	U.S. Bancorp	149	\$27.4
7	C.H. Robinson Worldwide	160	\$24.6
8	Land O' Lakes	213	\$19.2
9	General Mills	219	\$18.9
10	Xcel Energy	271	\$15.3
11	Ameriprise Financial	289	\$14.3
12	Ecolab	293	\$14.1
13	Hormel Foods	330	\$12.4
14	Thrivent Financial	412	\$9.3
15	Polaris Industries	424	\$8.9

### FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
1	Cargill	Food, Drink, & Tobacco	\$165	155,000
115	Mortenson	Construction	\$4.8	3,000
119	Digi-Key Electronics	Capita Goods	\$4.71	5,135
139	Ryan Companies	Construction	\$4	1,250
158	Andersen	Construction	\$3.4	11,000
178	Rosen's Diversified	Food, Drink, & Tobacco	\$3.1	4,000
204	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.7	3,500
237	Taylor	Media	\$2.3	12,000



## CONTACT FOR MORE INFORMATION:



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