

For Sale

6900 West Broadway

6900 W Broadway Ave | Brooklyn Park, MN 55428

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ADVISORS

Opportunity to Purchase
± 27,000 SF of Versatile Space,
in a Prime, Visible Location



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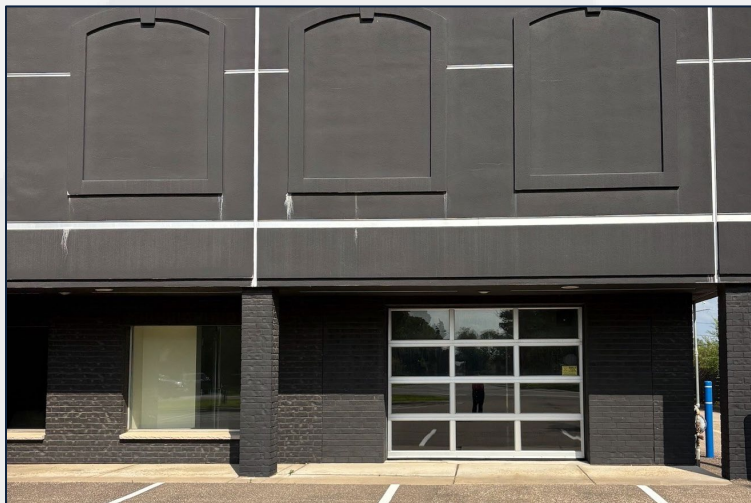
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Building Highlights

- $\pm 27,000$ SF situated on 0.71 acres
- Heavy power
- 30 parking stalls
- 2 drive-in doors
- Business Park Zoning
- Warehouse: $\pm 3,500$ SF of 24' clear height
- Former furniture showroom with large exterior wall for signage, visible from Hwy 81 & I-94
- First floor features warehouse space, open office area, several private offices, kitchen, and an entry lobby
- Second floor has an open layout with 14' ceilings
- Lower level equipped with conveyor belt to main floor and storage space
- Elevator service to all three floors



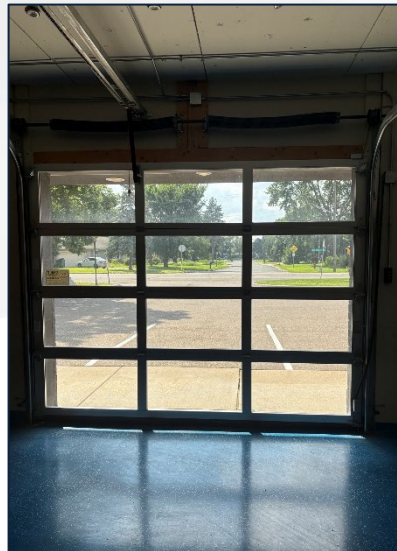
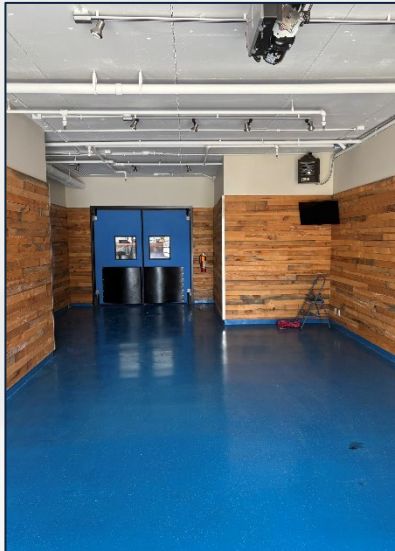
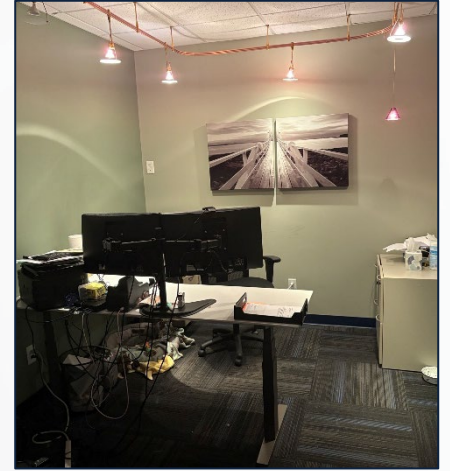
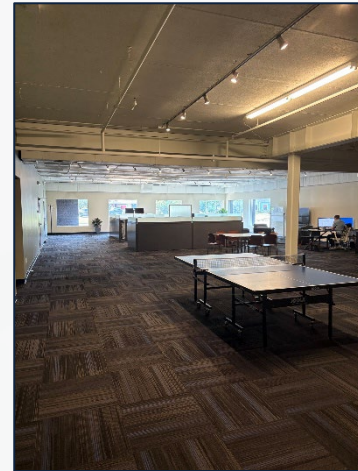
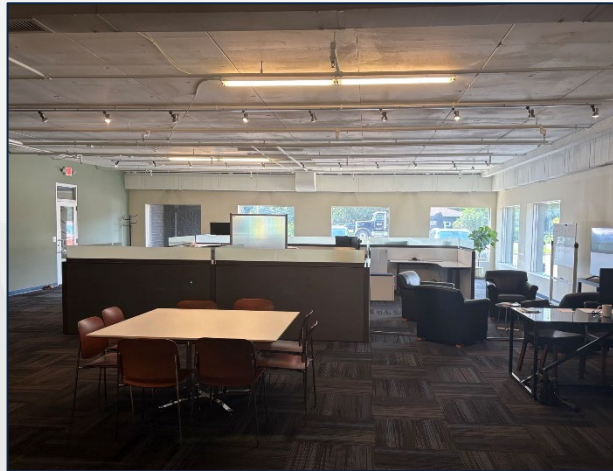
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First Floor



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Second Floor



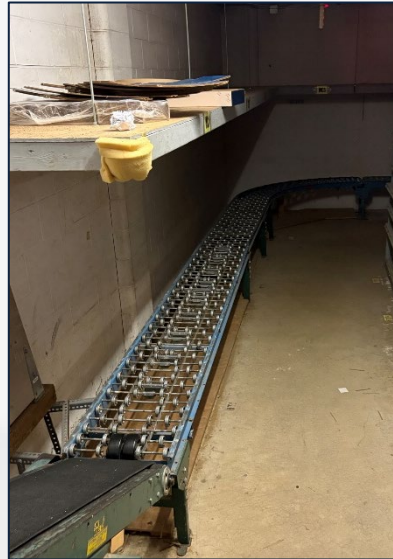
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Lower Level



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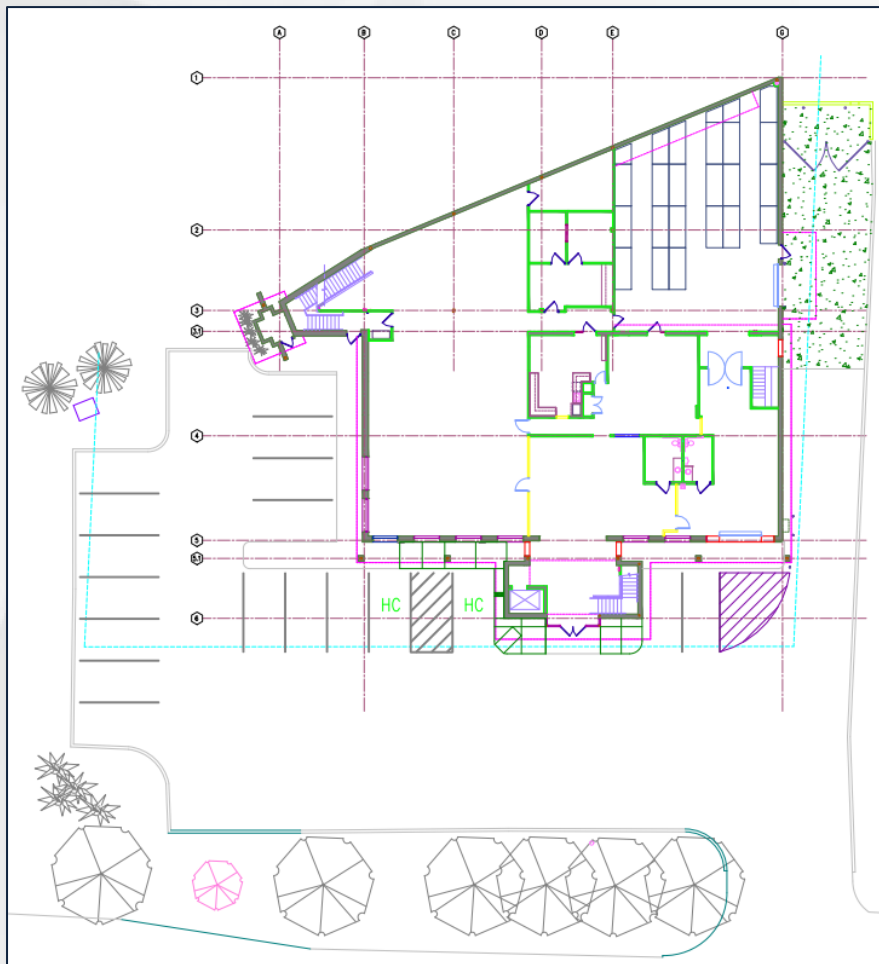
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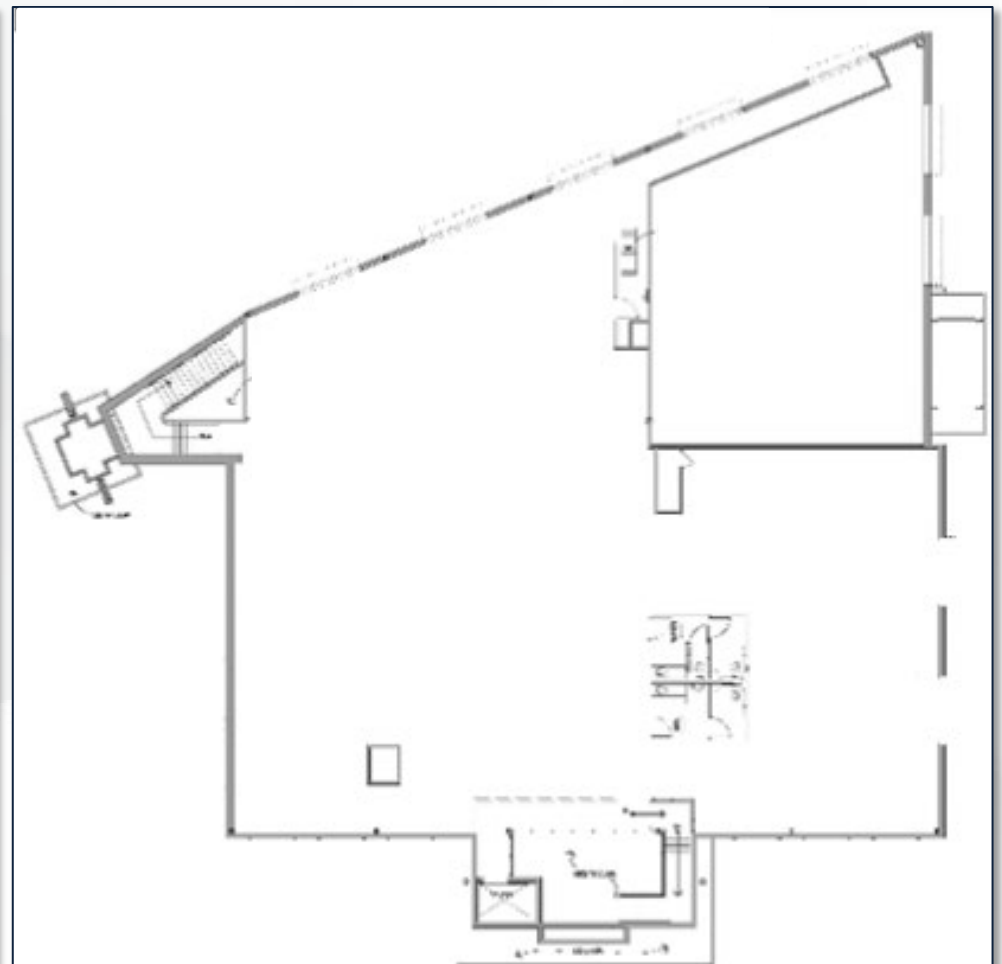
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Space Plan

First Floor



Second Floor



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Demographics & Connectivity



Population
31,896



Population Density
3,935 people per square mile



Median Age
36 Years Old



Median Household Income
\$69,000



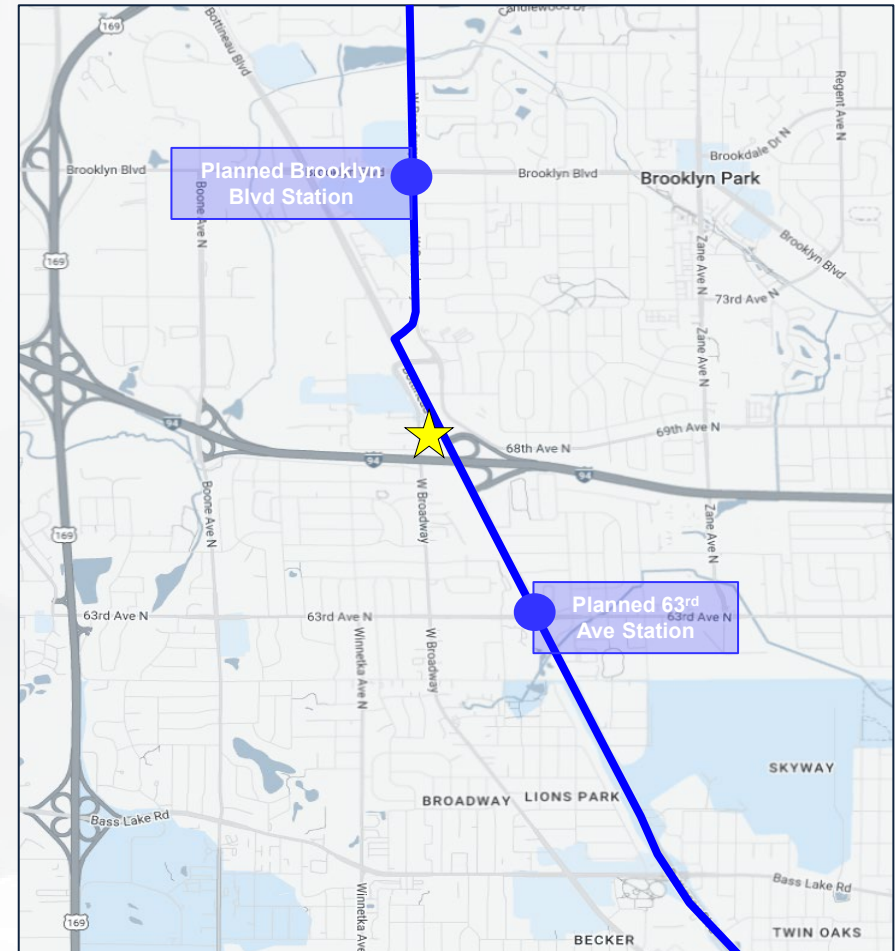
Households
12,341 Occupied Units



Median Home Value
\$278,000

Local Traffic Exposure

Street & Cross Street	Traffic Volume	Distance
68 th Ave n @ Lakeland Ave N	29,984	0.05 mi
Bottineau Blvd @ Lakeland Ave N	26,770	0.05 mi
W Broadway Ave @ 70 th Ave N	29,562	0.17 mi



Future Light Rail Connectivity

By 2030, the METRO Blue Line Extension is planned to connect this location directly to downtown Minneapolis and beyond. Two planned stations—**63rd Ave** and **Brooklyn Blvd**—will be just short half-mile from the property.

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