

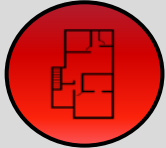
PINEBROOK CENTRE

9530-9590 NOBLE PARKWAY, BROOKLYN PARK, MN 55443



KRAUS-ANDERSON®
Realty Company

SPACE AVAILABLE



1,888 sq ft Available
See Site Plan

SHOPPING CENTER



20,599 sf neighborhood
shopping center
anchored by a Mobile
convenience station

LOCATION



Adjacent to a Park 'N
Ride facility and across
the street from Woodland
Elementary School

TRAFFIC COUNT



79,000/VPD on Hwy 610
24,000/VPD on Noble Pkwy



	1 Mile	3 Miles	5 Miles
POPULATION	10,674	85,911	234,987
DAYTIME POP	3,219	47,513	166,834
HOUSEHOLDS	3,345	29,676	86,387
HOUSEHOLD INCOME	133,791	95,416	86,381



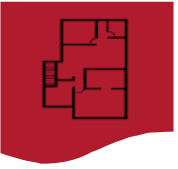
Retail Aerial



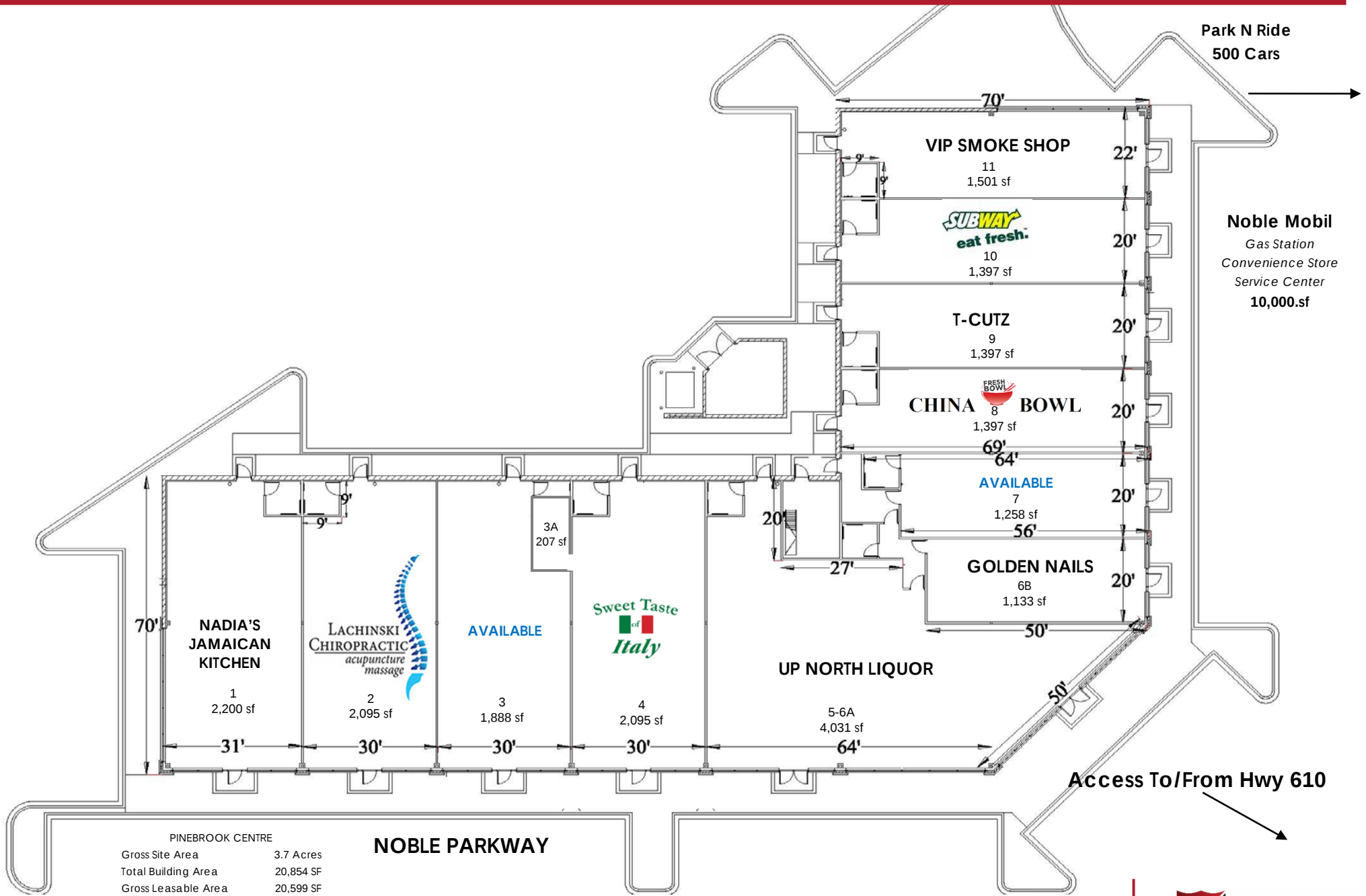


Aerial View





Site Plan



PINEBROOK CENTRE

Gross Site Area	3.7 Acres
Total Building Area	20,854 SF
Gross Leasable Area	20,599 SF
Parking Stalls	105

NOBLE PARKWAY

PINEBROOK CENTRE
9540 NOBLE PARKWAY, BROOKLYN PARK, MN





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