

# RETAIL FOR LEASE



4180 W Broadway Ave, Robbinsdale, MN 55422



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	750 SF - 5,941 SF
<b>LEASE RATE:</b>	Various Modified Gross Lease Rates - \$12.00 - \$35.00 SF - Includes Utilities
<b>ZONING:</b>	D01 - Downtown District

## PROPERTY OVERVIEW

Retail/office spaces available for lease! location in the heart of Downtown Robbinsdale, located on the corner of West Broadway and 42nd Ave N. Up to 5,941 square feet available down to 750 square feet. Multiple spaces available for lease at varying modified gross lease rates. 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

- Retail/Office Space For Lease
- Divisible down to 750 Square Feet
- Up to 5,941 Square Feet
- Utilities Included
- 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**  
Broker  
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alange@kwcommercial.com

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**MODIFIED GROSS | LOWER LEVEL FLOOR PLAN | LEASE TERM | NEGOTIABLE | \$12.00 SF/YR**

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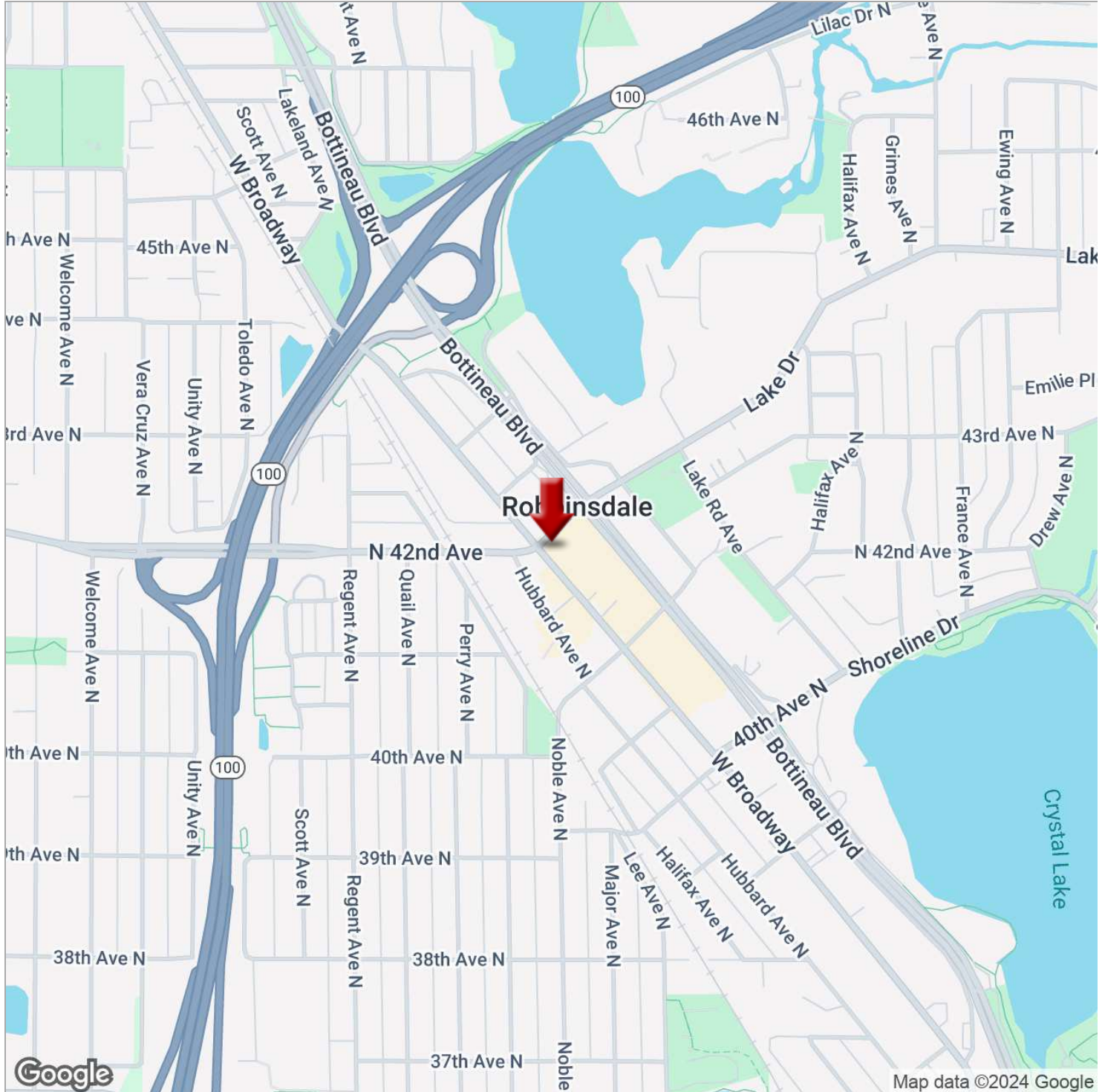
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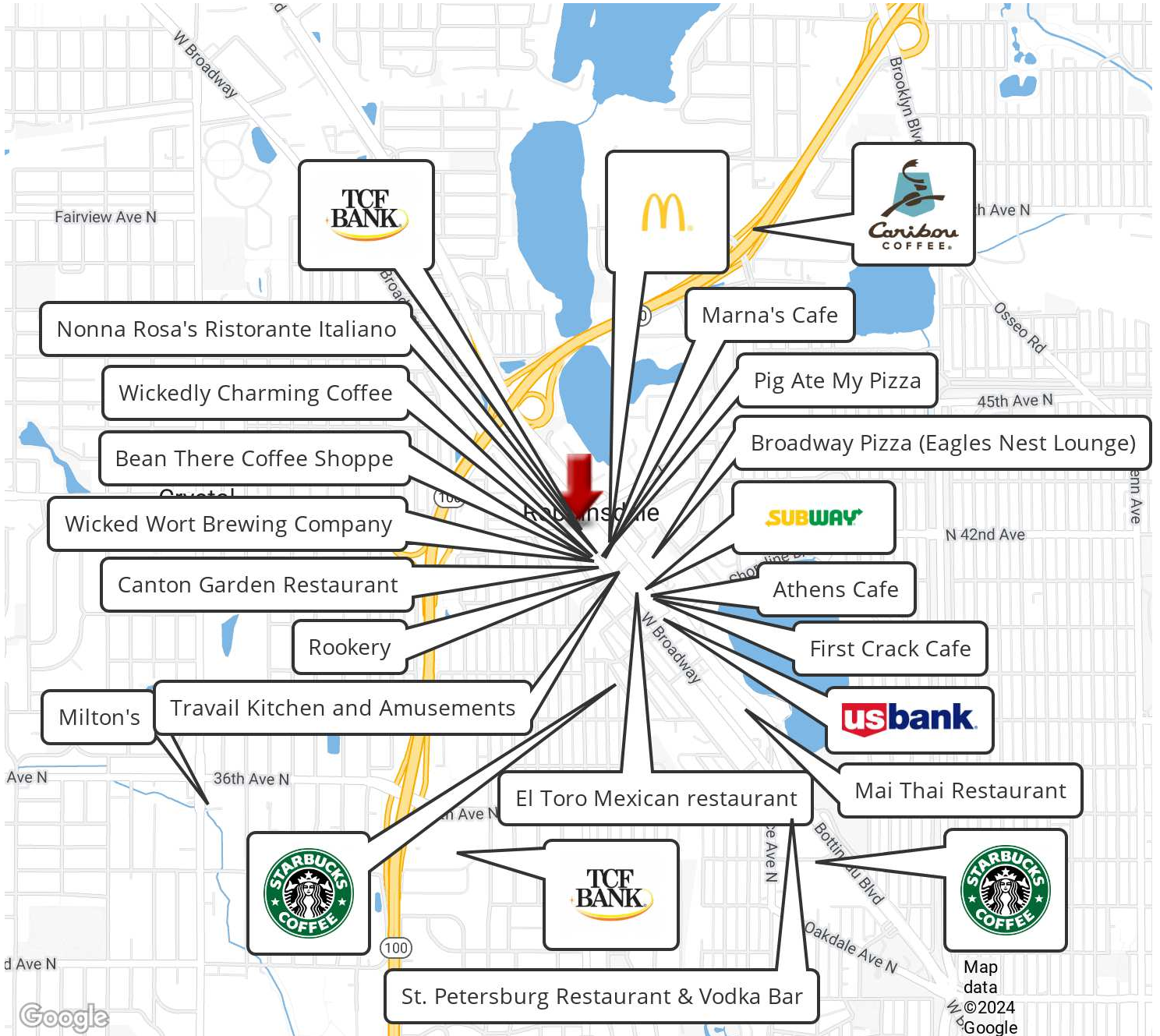
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,458	115,982	294,715
Median age	37.5	35.5	34.3
Median age (male)	36.7	34.8	33.3
Median age (Female)	38.0	36.4	35.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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