

RETAIL FOR LEASE



4180 W Broadway Ave, Robbinsdale, MN 55422



OFFERING SUMMARY

AVAILABLE SF:	750 SF - 4,045 SF
LEASE RATE:	Various Modified Gross Lease Rates - \$12.00/SF- \$35.00/SF - Includes Utilities
ZONING:	D01 - Downtown District

PROPERTY OVERVIEW

Multiple retail and office spaces are available for lease at the highly visible corner of West Broadway and 42nd Ave N in downtown Robbinsdale. With spaces ranging from 750 square feet to 4,045 square feet, there are options to suit a variety of business needs, all offered at varying modified gross lease rates. A city parking lot is available nearby for additional convenience. This prime location boasts excellent visibility and foot traffic, making it an ideal spot for retail businesses or office spaces looking to establish themselves in a vibrant area. Don't miss this opportunity to secure a spot in one of Robbinsdale's best locations!

PROPERTY HIGHLIGHTS

- Multiple retail/office spaces for lease
- Divisible down to 750 square feet
- 4,045 total available SF
- 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

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Lower Level Floor Plan



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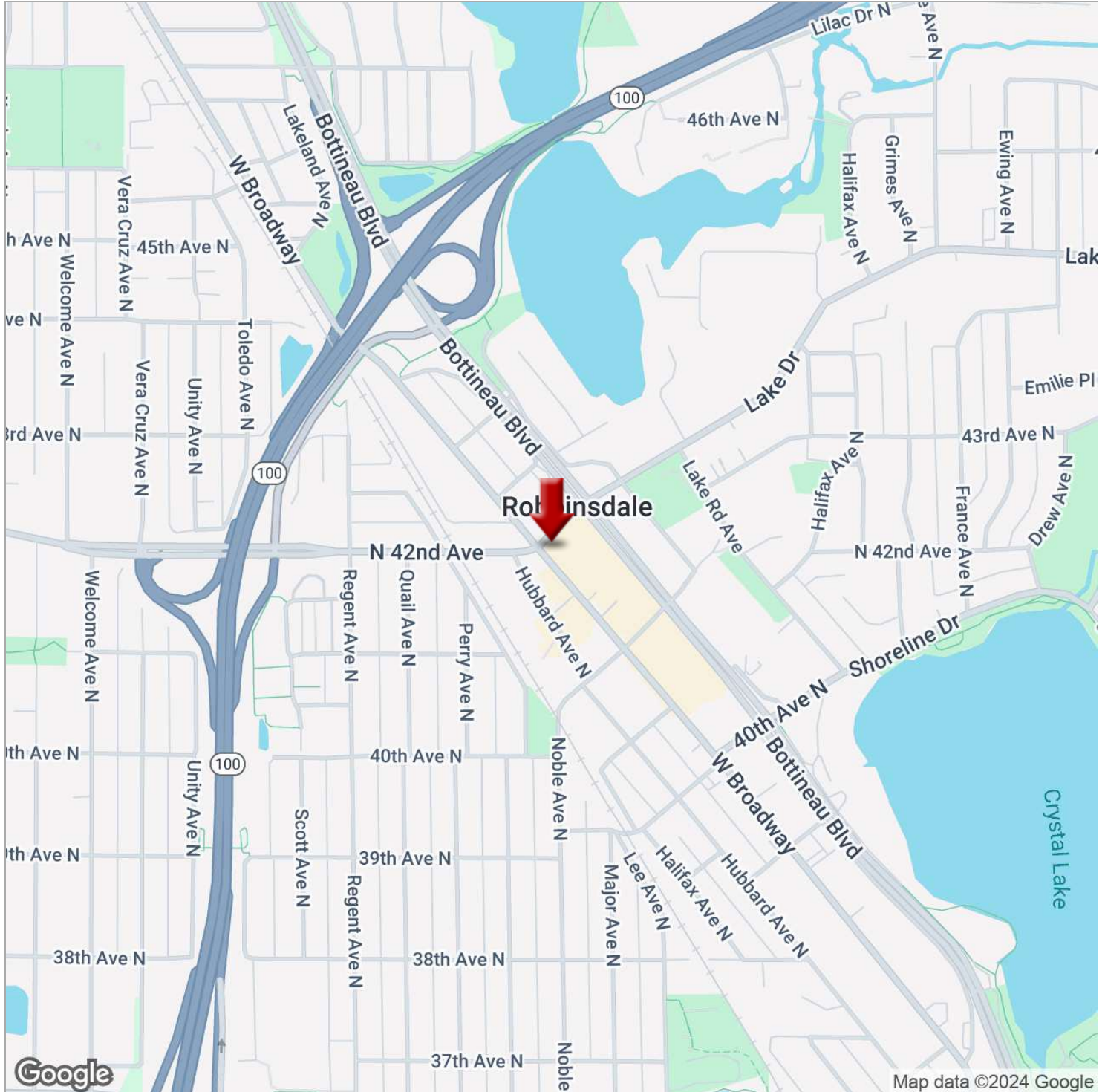
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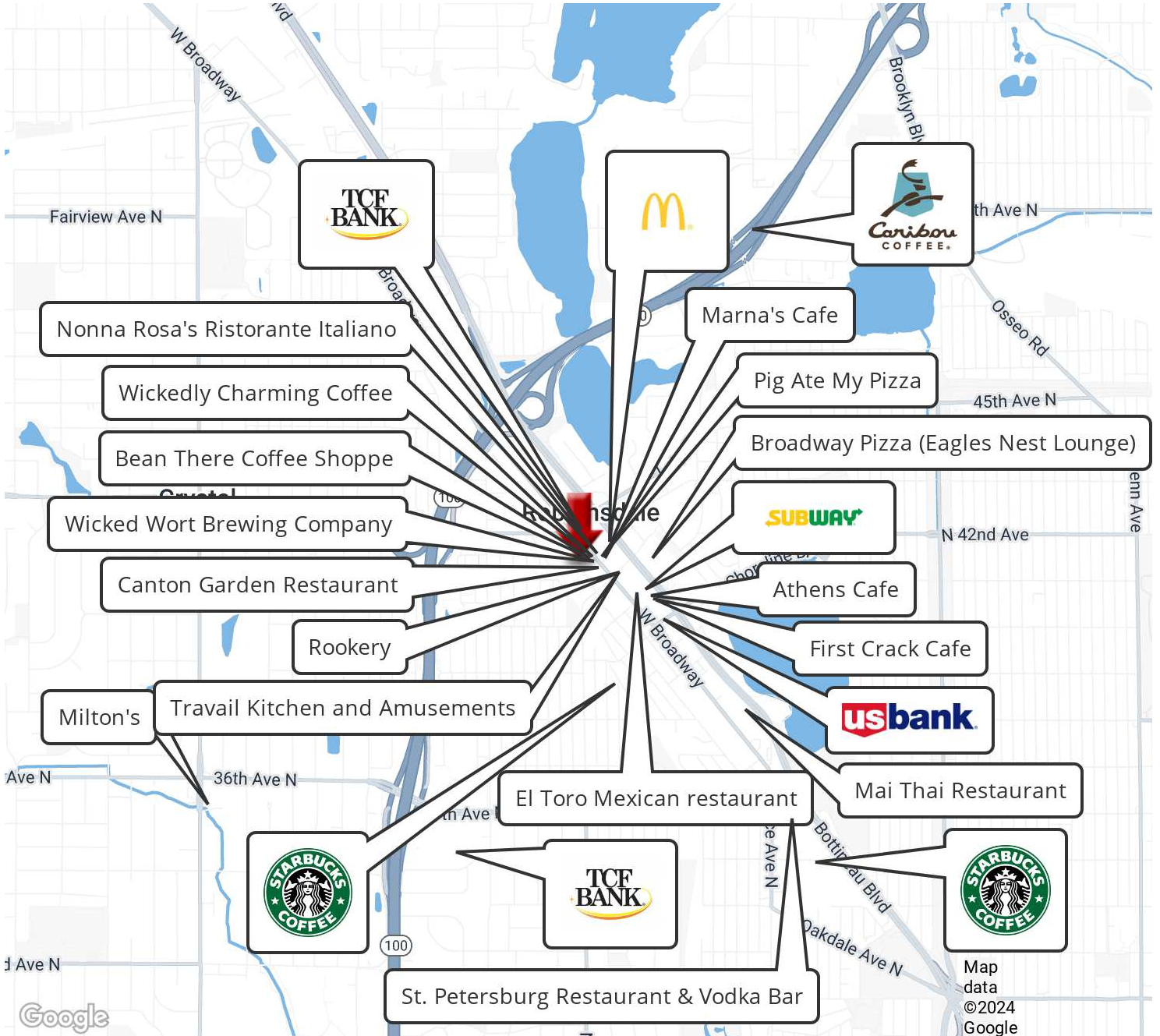
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,458	115,982	294,715
Median age	37.5	35.5	34.3
Median age (male)	36.7	34.8	33.3
Median age (Female)	38.0	36.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,396	46,034	115,076
# 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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