

RETAIL FOR LEASE

ZANEBROOK SHOPPING CENTER

7642 BROOKLYN BOULEVARD, BROOKLYN PARK, MN 55443



SHOPPING CENTER RETAIL, SERVICE, OFFICE FOR LEASE

KW COMMERCIAL - LAKE MINNETONKA
13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

ROYCE DURHMAN, CCIM
Commercial Real Estate Agent
O: (651) 492-2201
C: (651) 492-2201
royce.durhman@kw.com
40409468, Minnesota

JEFF STEDMAN
Commercial Real Estate Agent
O: 952-473-0903
jeff@kwcommercial.com

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.

EXECUTIVE SUMMARY

7642 BROOKLYN BOULEVARD



UNITS AVAILABLE

- SUITE #7634 In-line Retail 4516 SF (\$8000.84/mo.+ utilities)
- SUITE #7636 In-line Retail 5358 SF (\$9492.59/mo + utilities)
- SUITES #7634 & #7636 can be combined- max contiguous 9874 SF

LEASE RATES

- \$12.00/SF/YR NNN

EXPENSES (2025)

- \$9.26 PSF (CAM \$5.37 PSF, Taxes \$3.44 PSF, Insurance \$0.45 PSF)

TRAFFIC COUNTS

- 20,100 VPD Brooklyn Boulevard
- 16,100 VPD Zane Ave. N

PROPERTY OVERVIEW

- Three building, multi-tenant shopping center located at the corner of Brooklyn Blvd. and Zane Ave
- Anchored by Family Dollar, O'Reilly Auto Parts, and Rent-a-Center
- Zoning: NMU, Neighborhood Mixed Use District
- Permitted Uses to include: animal services, veterinary clinic, banking, general sales & services, medical or dental clinic, office, schools, essential services
- Current spaces available have open layout with bathrooms in rear, high ceilings, and plentiful convenient parking

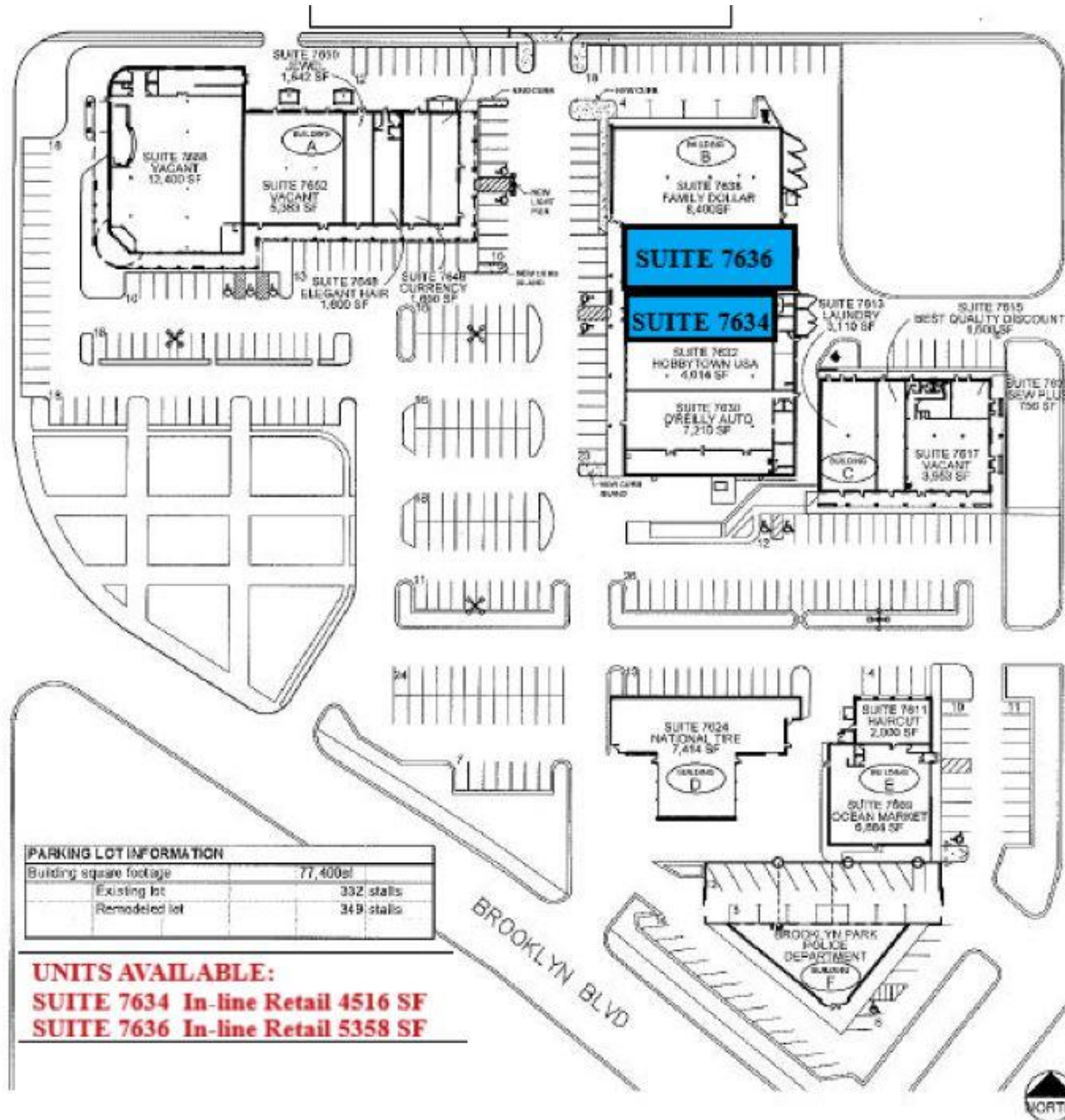


DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	22,034	104,741	251,119
Median HH Income	\$58,480	\$77,621	\$81,764
Average HH Income	\$71,941	\$96,804	\$104,895

SITE PLAN

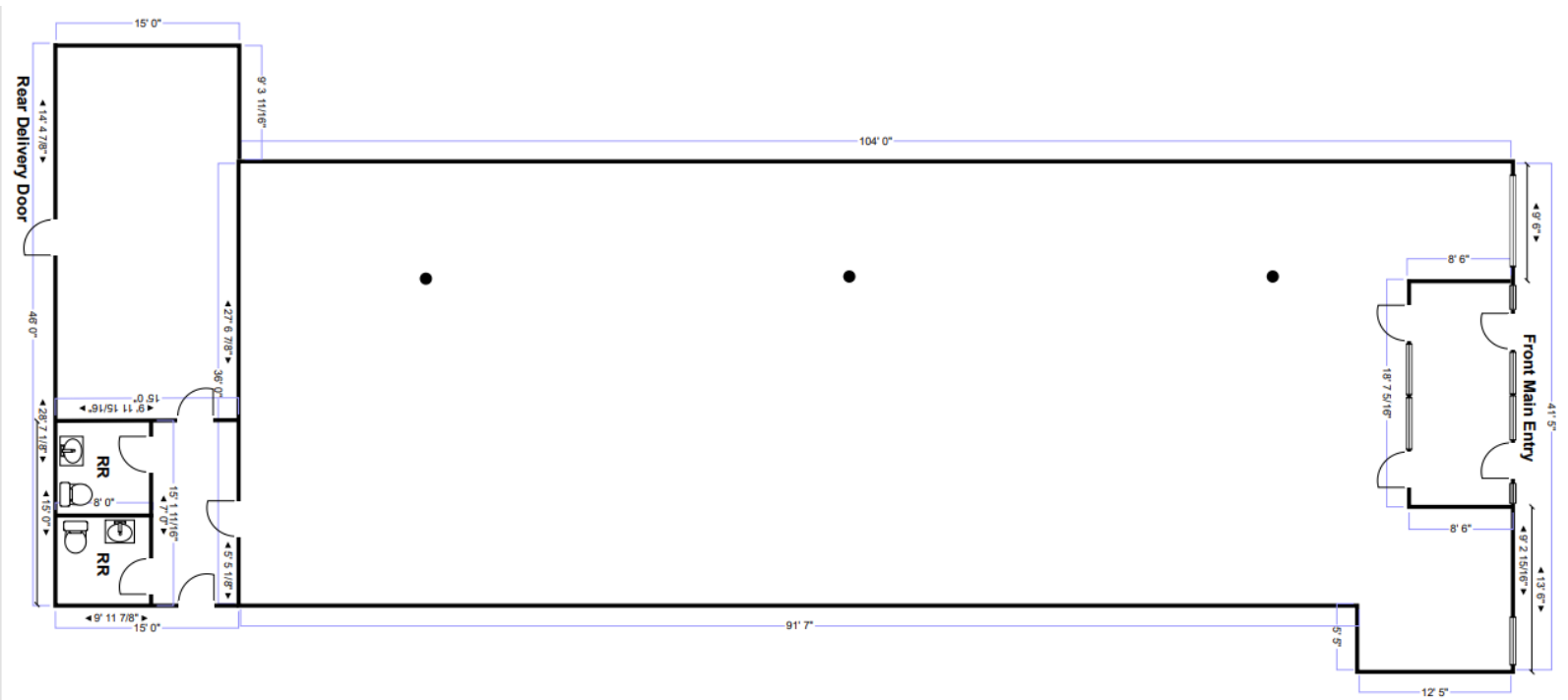
7642 BROOKLYN BOULEVARD



PROPERTY PHOTOS

7642 BROOKLYN BOULEVARD

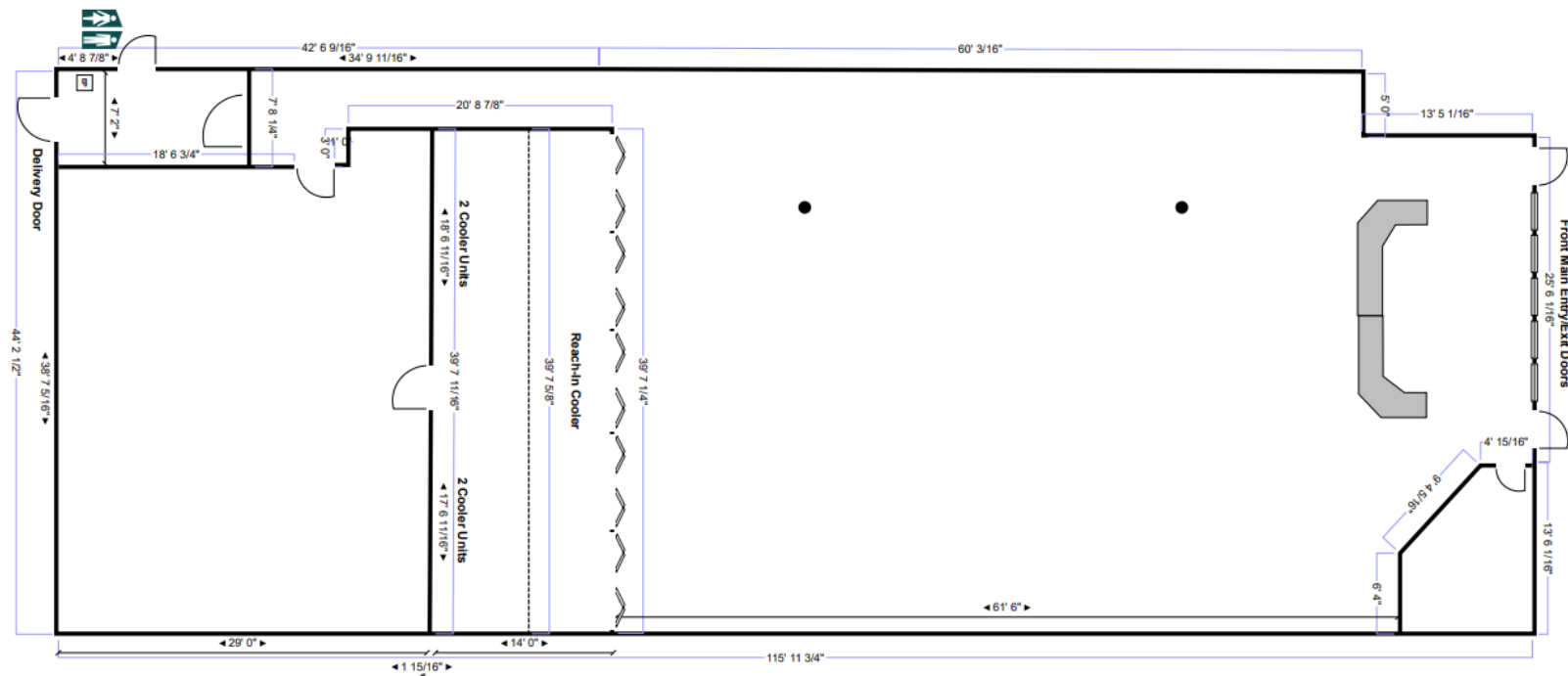




7642 BROOKLYN BOULEVARD



SUITE 7636: RETAIL SPACE 5358 SF, CAN BE COMBINED WITH SUITE 7634



AREA TENANTS

7642 BROOKLYN BOULEVARD

