

RETAIL FOR LEASE

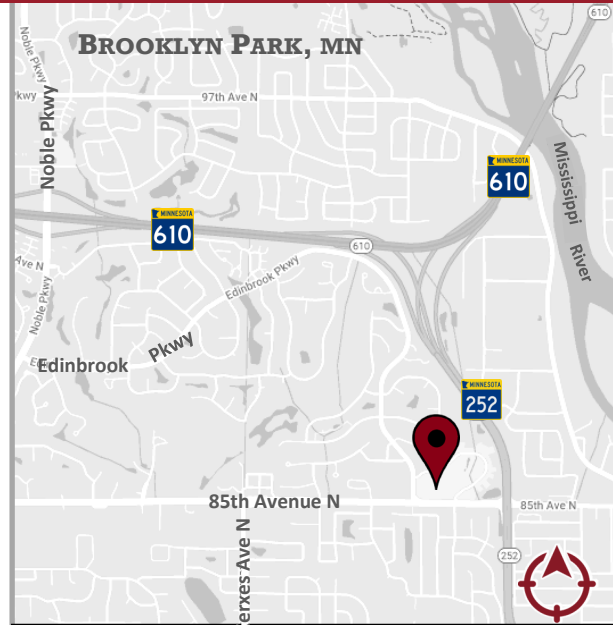
8505-8595 Edinburgh Center Dr.
Brooklyn Park, MN 55449



EDINBURGH FESTIVAL CENTER

PROPERTY INFORMATION:

AVAILABLE	Inline: #8571: 1,260 SF #8595: 881 SF
LEASE RATES	Negotiable
2024 NNN EST.	Tax: \$3.74 PSF CAM: \$4.34 PSF (includes Insurance) Total: \$8.08 PSF
TRAFFIC COUNTS	Hwy 252: 53,000 VPD 85th Ave N : 18,400 VPD Edinburgh Ctr. Dr: 3,000 VPD



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	8,412	69,499	176,069
AVERAGE HH INCOME	\$98,591	\$110,915	\$104,614
DAYTIME POPULATION	9,705	84,005	225,000

*Source ESRI 2019

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SITE PLAN



			#8571 1,260 Square Feet	Tobacco Store			RED NAILS		#8595 881 SF	
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85TH AVENUE NORTH (AKA COUNTY ROAD NO. 109)

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