

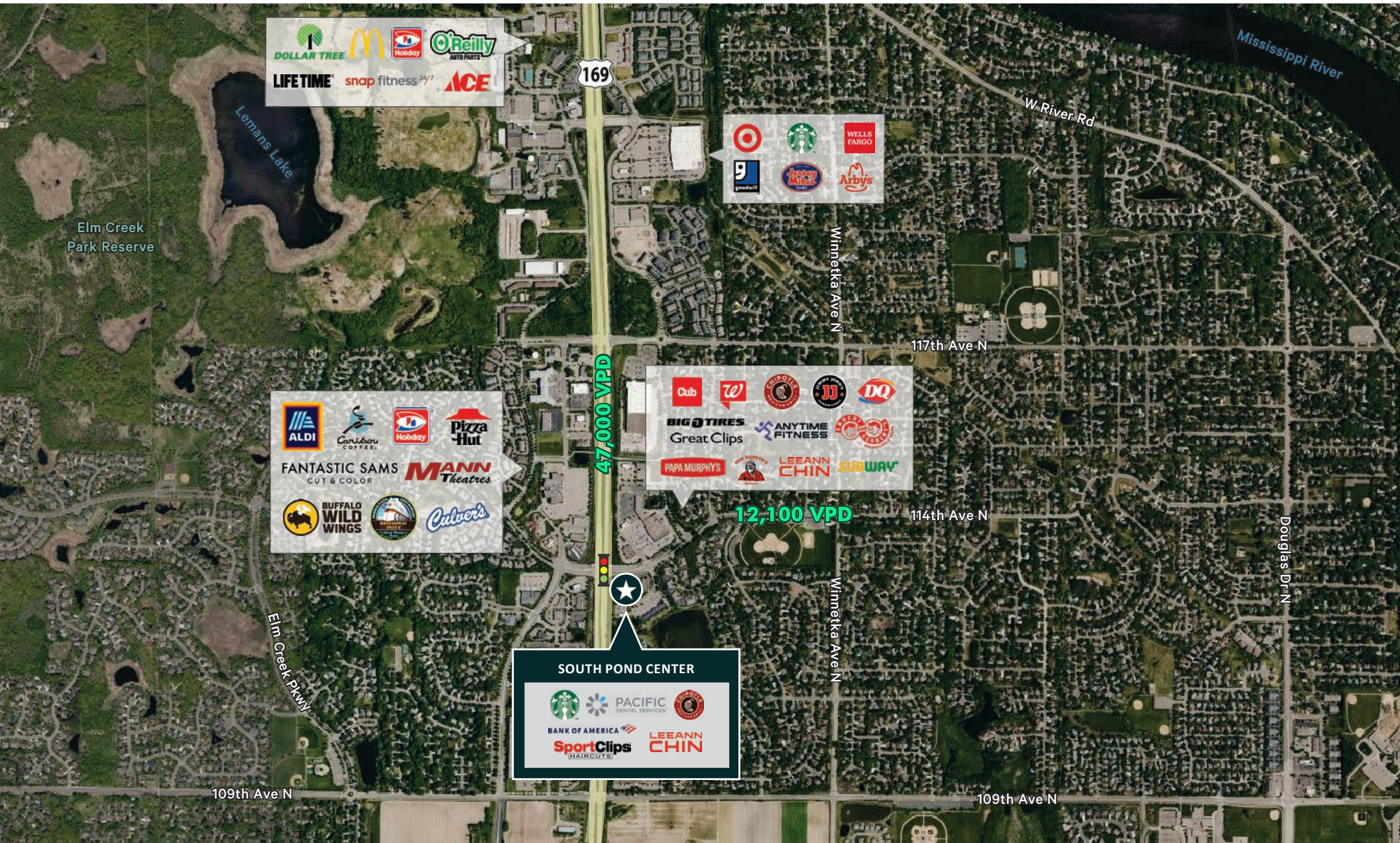
South Pond Center

11223 Aquila Drive N | Champlin, MN 55316

www.cbre.com



Aerial



Property & Area Highlights

Property Features

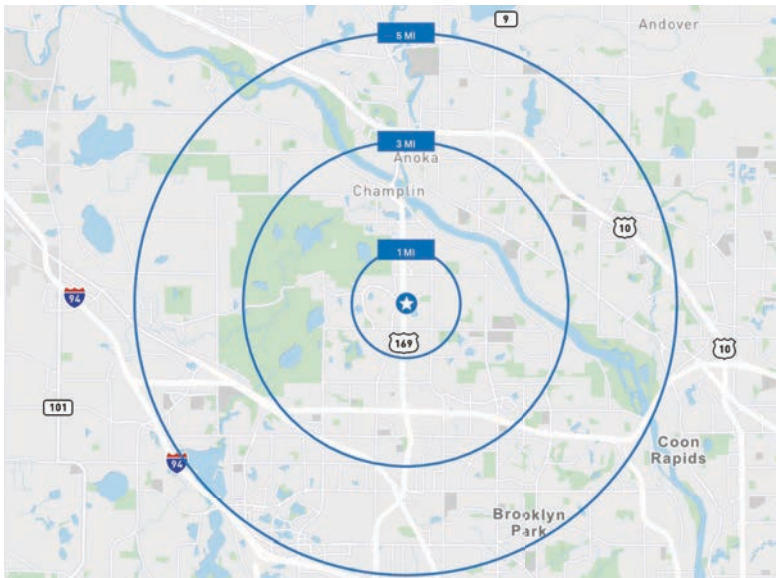
- + Inline opportunity with national co-tenancy in Champlin, MN
- + Located at the fully signalized intersection of Hwy 169 and 114th Ave N
- + Prominent visibility to Hwy 169
- + Monument panel available

Available Space

- + Suite 101: 1,400 SF

CAM/RE Tax/Ins

- + \$12.54/sf



Area Retailers



Co-Tenants



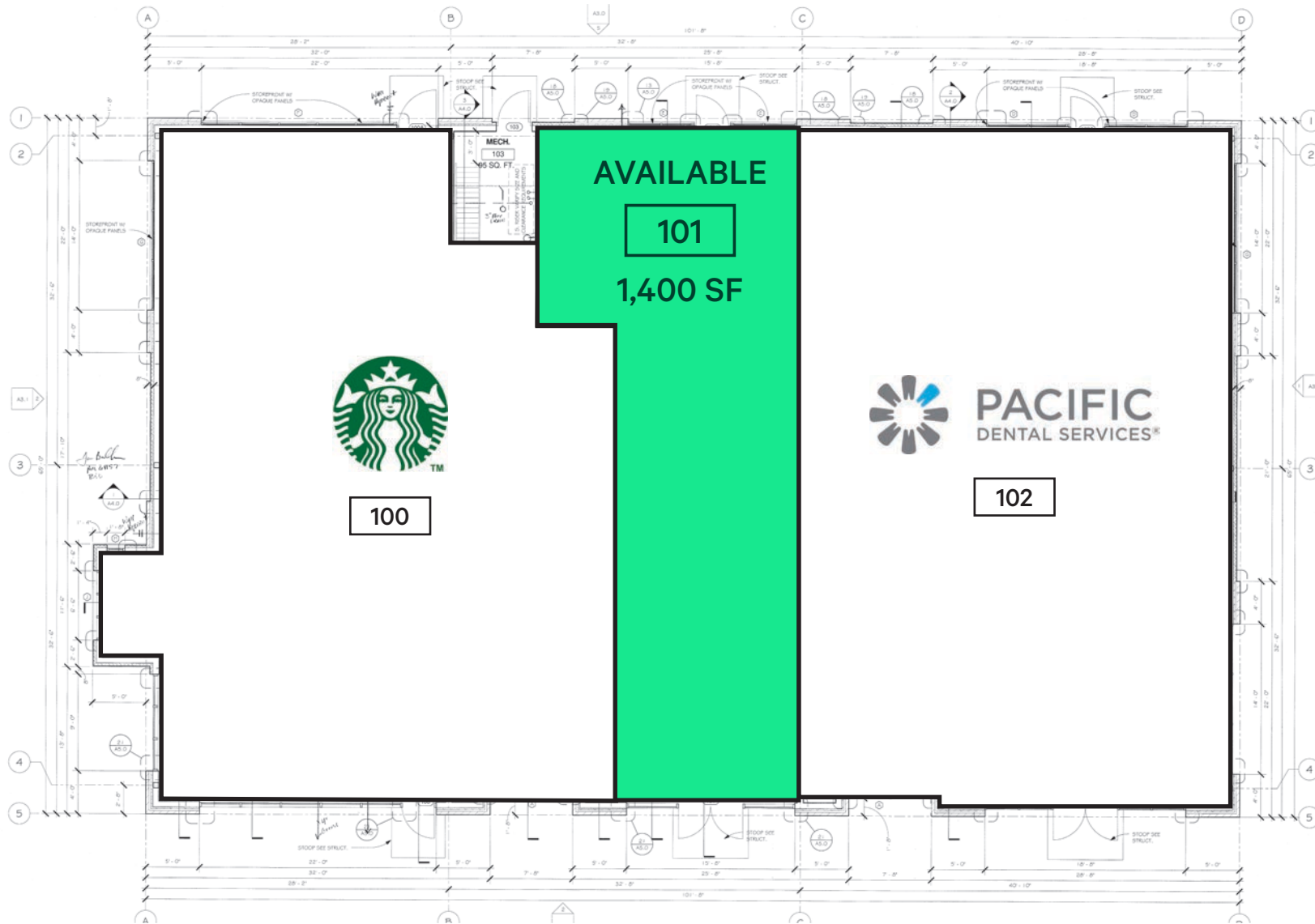
Traffic Counts

- + 114th Ave N: 12,707 VPD
- + US-169: 50,079 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,267	63,635	174,429
Daytime Population	6,056	61,779	169,333
Households	2,719	24,073	65,215
Average Household Income	\$134,384	\$121,614	\$116,112

Property Site Plan





Contact Us

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