

JR. BOX ANCHOR OPPORTUNITY CRYSTAL GALLERY



MID-AMERICA[®]
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



1,696 SF

5,509 SF

20,483 SF
2nd level office space

8,422 SF

YOUR SIGNAGE HERE



CRYSTAL GALLERY

address

5510-5590 West Broadway Ave
Crystal, MN 55428

availability

1,433 SF — LEASED BUT AVAILABLE
1,696 SF
6,157 SF
5,509 SF — CAN COMBINE UP TO 13,931 SF
8,422 SF
20,843 SF 2nd level office

2024 rates (budgeted psf)

BASE RENT	NEGOTIABLE
CAM	\$4.14
INS	\$0.35
RE TAX	\$3.14
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TOTAL	\$7.63

area retailers



Marshalls

features

- Newly renovated
- Join Starbucks, Noodles, and Buffalo Wild Wings
- Over 32,000 VPD at intersection
- Shadow anchored by Target
- Over 107,000 residents within 3 miles
- Highly visible end cap space available

gla

103,826 SF

traffic counts

- 13,300 VPD on West Broadway Avenue
- 19,100 VPD on Bass Lake Road

demographics

	1 MILE	3 MILE	5 MILE
POPULATION	11,943	111,576	277,121
HOUSEHOLDS	4,976	43,895	104,863
AVG HOUSEHOLD INCOME	\$75,992	\$81,197	\$91,179
DAYTIME POPULATION	10,296	104,864	266,819



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