



RETAIL FOR LEASE!



CHAMPLIN RETAIL

11995 Business Park Blvd N, Champlin, MN 55316

1,929 SF

**END CAP
SPACE IN BUSY
COMMERCIAL
AREA**

Mike Ruhland

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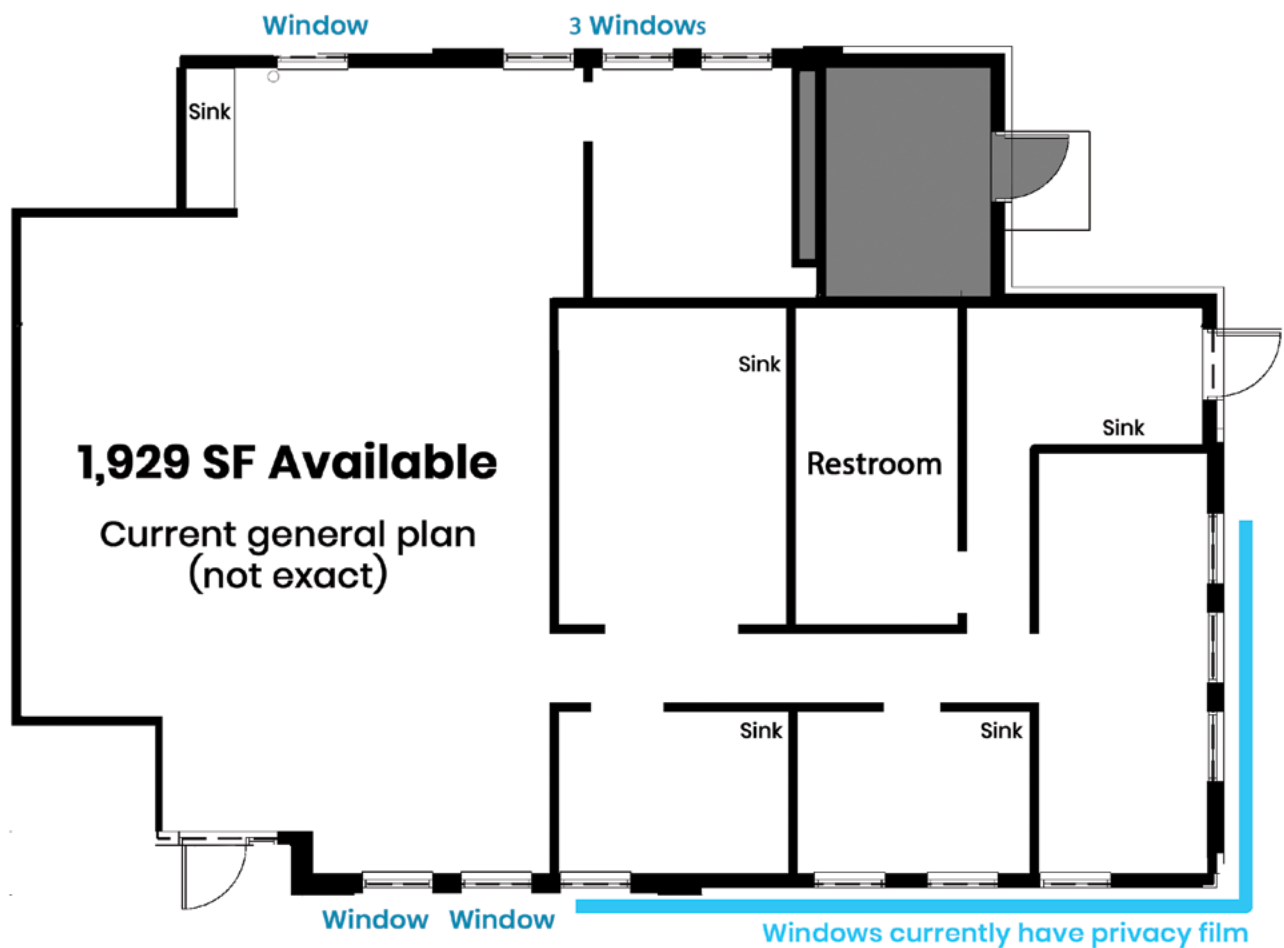
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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO



BASE RENT: \$39.00 PSF

EST. OPERATING EXPENSES: \$19.65 PSF

THE PROPERTY

Premier end cap retail space across from Super Target, a main commercial draw and anchor tenant in the area.

- Located on a 0.71 AC retail property, built in 2020
- Shared building with Jersey Mike's and dispensary
- Drive-thru option potential
- 39,000+ vehicle per day on Hwy 169
- End cap offers high visibility
- Ample on-site parking (roughly 6.14 spaces per 1,000 SF leased)
- Website: CEGspaces.com/champlin



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THE LOCATION

Situated at a hard corner with high visibility from Highway 169. Champlin is a strategically-located city with a strong community focus and proactive Economic Development Authority (EDA).

- Population within one mile is approximately 10,000
- Excellent access to Hwys 169, 610, and 10 and about a 20-minute drive to the Twin Cities
- Workforce is diverse and highly educated, with a significant portion engaged in management, business, science, and arts occupations
- Businesses catering to families, outdoor activities, and unique local experiences thrive in Champlin



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