



6500 Camden Ave,  
Brooklyn Center

**FOR SALE**

**6500 CAMDEN AVE  
BROOKLYN CENTER, MN 55430**

**RE/MAX RESULTS  
COMMERCIAL GROUP**

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# EXECUTIVE SUMMARY

**6500 CAMDEN AVE**  
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## OFFERING SUMMARY

Sale Price:	\$685,000
Lot Size:	1.62 Acres
Price / Acre:	\$422,840
Zoning:	PUD - Planned Unit Development
Traffic Count:	152,000

## PROPERTY OVERVIEW

Restaurant Event Venue Development Site: Prime 1.62 acres, zoned PUD, immediately next to Top Golf in Brooklyn Center. This is a unique opportunity to take advantage of Top Golf's top-producing US location for a local, regional or national bar & restaurant event venue developer.

The site can support up to a 15,000+ SF restaurant event building with ample parking. Patrons can walk next door to Top Golf. The City of Brooklyn Center is focused on only bar & restaurant, event venue development for this site at this time that complements the Top Golf destination. A 2 story rooftop patio is possible as well.

Current use is for a park & ride lot. Excellent access and visibility from Highway I-694. MNDOT traffic count on Highway I-694: 152,000 VPD.

## PROPERTY HIGHLIGHTS

- 1.62 acres, PUD, next to Top Golf
- Seeking Restaurant Event Venue for site
- 15,000+ SF Building Possible with surface parking
- Incredible Visibility for Destination Restaurant Event Center Venue

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# PROPERTY INFORMATION



# PROPERTY DETAILS

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## SALE PRICE

**\$685,000**

### LOCATION INFORMATION

Street Address	6500 Camden Ave
Building Name	
City, State, Zip	Brooklyn Center, MN 55430
County/Township	Hennepin
Cross Streets	66th Avenue
Nearest Highway	I-694
Nearest Airport	MPLS/STP International Airport
Market Type	Medium
Signal Intersection	Yes
Road Type	Paved

### LAND

Number Of Lot	1
Best Use	Restaurant/Entertainment
Water	
Sewer	Yes

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	PUD - Planned Unit Development
Lot Size	1.62 Acres
Traffic Count	152,000
Traffic Count Street	I-694
Traffic Count Frontage	9,150

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# ZONING INFORMATION



# ZONING INFORMATION

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## **PUD - PLANNED UNIT DEVELOPMENT**

The purpose of a Planned Unit Development (PUD) district is to promote flexibility in land development and redevelopment, preserve aesthetically significant and environmentally sensitive site features, conserve energy and ensure a high quality of design. Upon rezoning for a PUD, the district shall be designated by the letters PUD followed by the alphanumeric designation of the underlying zoning district which may be either prior zoning classification or a new classification. In cases of mixed PUDs, the City Council shall, whenever reasonably practicable, specify underlying zoning classifications for the various parts of the PUD.

**The City of Brooklyn Center has detailed plans for this particular site. They are looking for a user that would work well with the adjacent TopGolf site to make this a true destination location. They are specifically looking for local, regional and national restaurant and entertainment establishments to create and develop this site.**

**For more information please visit the City of Brooklyn Center website:**

<http://bc-img.ci.brooklyn-center.mn.us/WebLink/DocView.aspx?id=777418&dbid=0>

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## ABOUT TOPGOLF - MINNESOTA



# ABOUT TOPGOLF - MINNESOTA

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## TOPGOLF FACTS

Headquarters: Dallas, Texas

TopGolf International paid \$5.6 million in 2017 for the Brooklyn Center Site

TopGolf Brooklyn Center has 500 employees (2017)

13 million people nationwide enjoyed the fun in 2017

Open 363 days a year

TOP GROSSING TOPGOLF IN THE U.S.

**AVERAGE PRICE RANGE**  
\$25-\$45 per bay

**AVERAGE VISIT LENGTH**  
2 HOURS

**AVERAGE GROUP SIZE**  
4 PEOPLE

**AGES (BY GROUP)**  
16% Ages 17 & Younger  
54% Ages 18 - 34  
14% Ages 35-44  
14% Ages 45-64  
2% Ages 65+

**AVERAGE VISITS PER DAY**  
45,609 (in 2018)

**GENDER**  
68% Male  
32% Female

**TRADITIONAL GOLFERS (BY TYPE)**  
51% of Topgolf Guests are Non-Golfers  
27% Are Occasional Green Grass Golfers  
14% Are Moderate Green Grass Golfers  
8% Are Avid Green Grass Golfers

News features

**WCCO News Feature - January 2019:** <https://minnesota.cbslocal.com/2019/01/01/topgolf-playground-year-round/>

**Star Tribune Feature - September 2017:** <http://www.startribune.com/massive-dazzling-topgolf-unveiled-in-brooklyn-center/>

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**PROPERTY PHOTOS**



# PHOTOS

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# PHOTOS

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# PHOTOS

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# LOCATION INFORMATION



# RETAILER MAP

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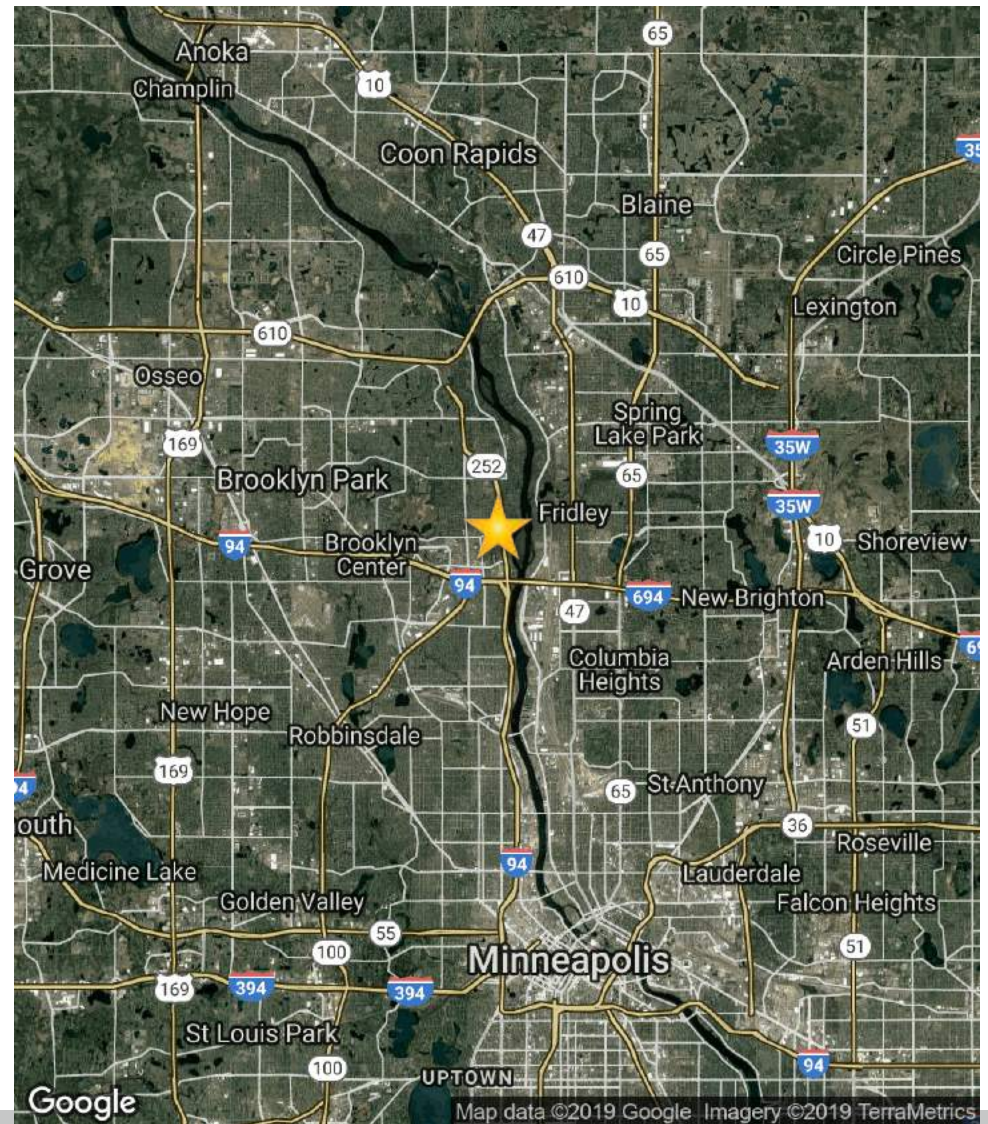
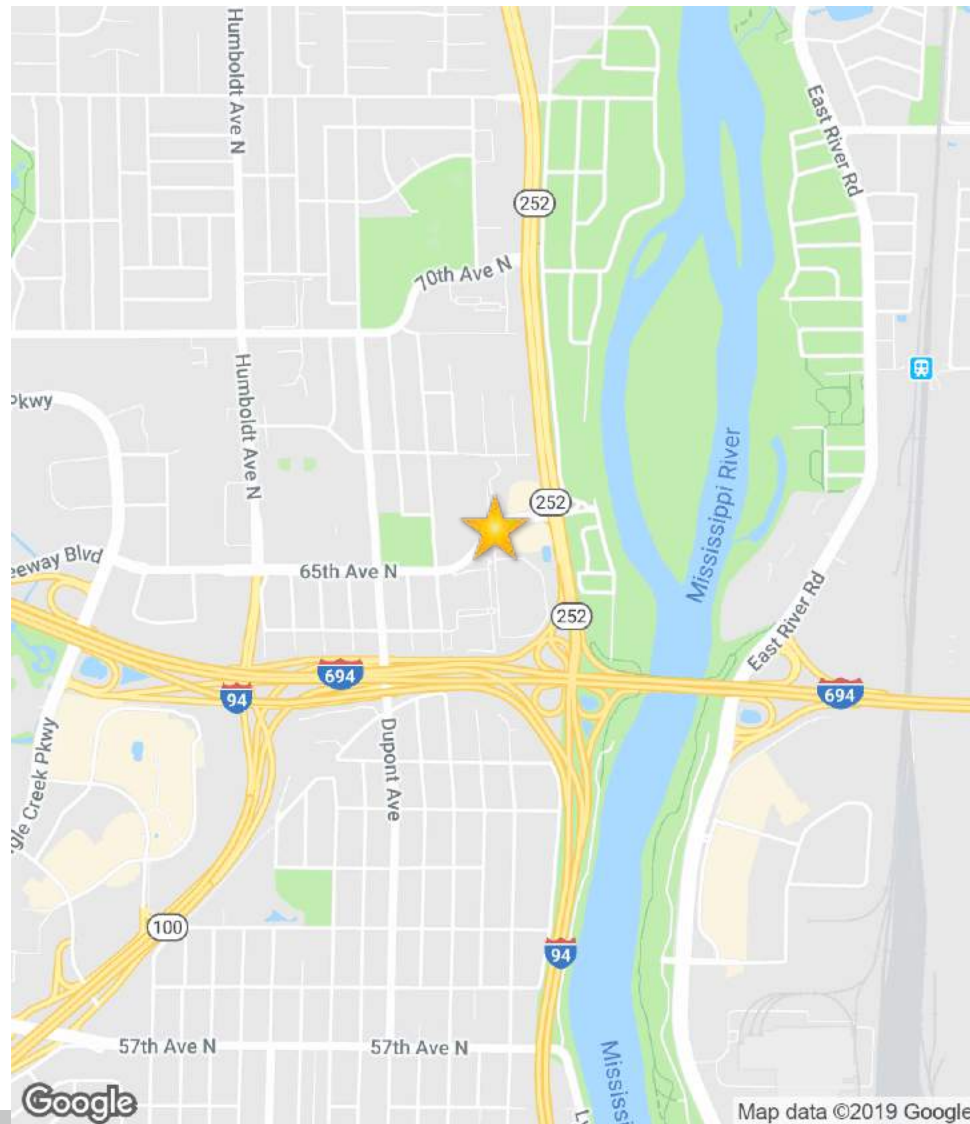
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# LOCATION MAPS

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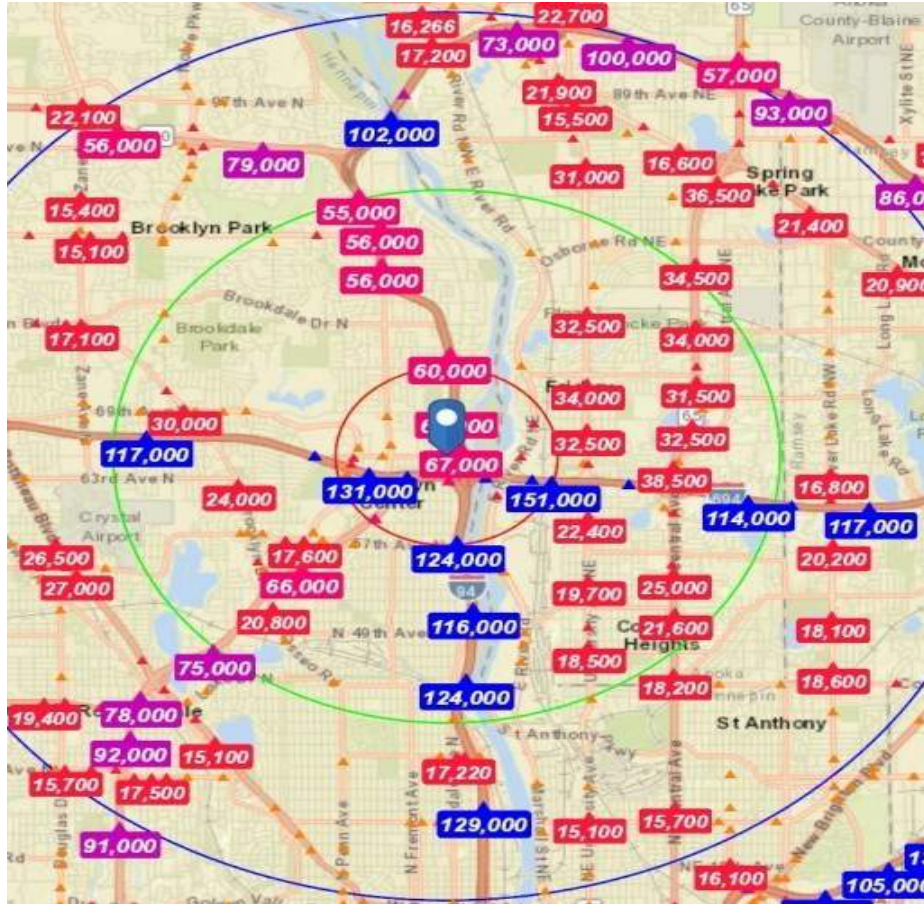
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# TRAFFIC COUNTS

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## TRAFFIC COUNTS

**Camden Ave N:** 60,000 vehicles per day

**66th Avenue:** 9,150 vehicles per day

**Dupont Ave N:** 4,050 vehicles per day

**E. River Road:** 15,600 vehicles per day

**Shingle Creek Parkway:** 131,000 vehicles per day

**State Highway 252:** 68,000 vehicles per day

**I - 94:** 122,000 vehicles per day

**I-694:** 152,000 vehicles per day

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**Minneapolis, MN**



**St. Paul, MN**

**ABOUT THE TWIN CITIES**





# ABOUT THE TWIN CITIES

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## ABOUT THE TWIN CITIES

The Minneapolis - St. Paul metro area is a thriving community of nearly 3 million people, in 7 counties and 182 communities, encompassing nearly 3,000 miles. A strong diversified economy, excellent education system and a high quality of life attract people to the region and keep them here. It's a great place to live, work, raise a family and do business. Our region is home to **19 "Fortune 500"** corporations and boasts a highly educated workforce. Our average household income is among the highest in the nation, and our unemployment rate among the lowest. Thriving arts, music and theater communities and several professional sports, help make our region a magnet for creative young professionals. Our renowned park system includes 52 parks, 8 special recreation features and 340 miles of interconnected trails. Popular with residents and visitors alike, regional parks boast more than 47 million visits a year - more than the Mall of America!

Open your eyes and see yourself here. The Twin Cities has all you need from sports to nightlife. Whether you're looking for big city lights or want to have a quiet evening with family along the Mississippi River, this is the place to be. We're home of Prince, the St. Paul Winter Carnival, the Minnesota State Fair and a Cat Video Festival. We have the nation's oldest sketch comedy theater with the Brave New Workshop and have professional sports teams in football, basketball (men's & women's), baseball, hockey (men's & women's) and soccer.

*Sources: Met Council, ExploreMN, Visit Twin Cities*

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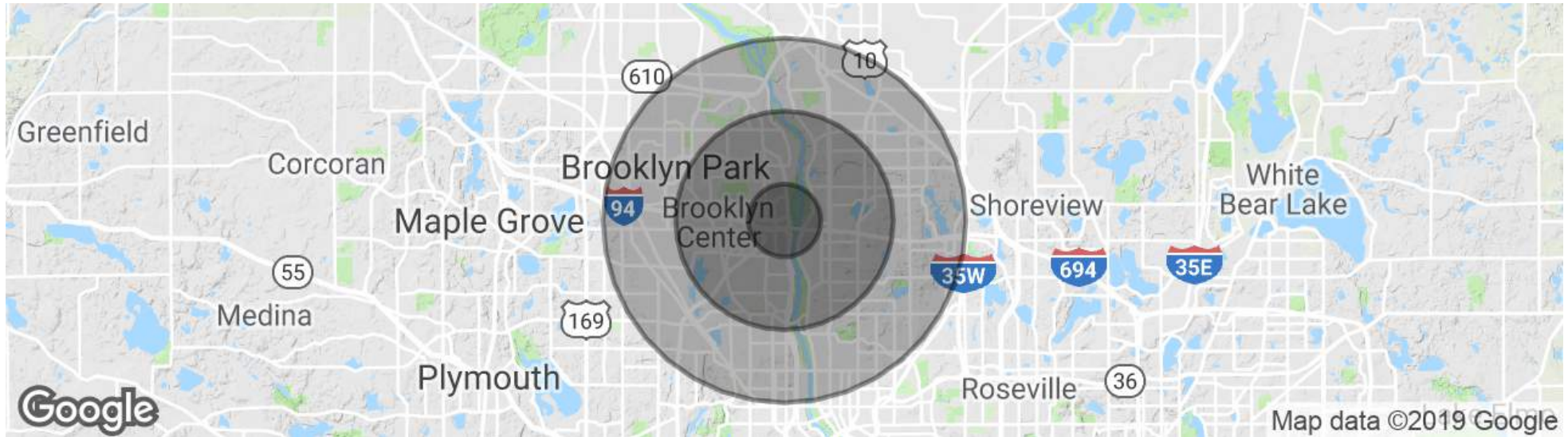
# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

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## POPULATION

Total population  
 Median age  
 Median age (Male)  
 Median age (Female)

## 1 MILE

9,136  
 31.7  
 29.6  
 33.3

## 3 MILES

93,284  
 34.0  
 33.7  
 34.3

## 5 MILES

291,272  
 35.0  
 34.1  
 35.9

## HOUSEHOLDS & INCOME

Total households  
 # of persons per HH  
 Average HH income  
 Average house value

## 1 MILE

3,504  
 2.6  
 \$53,038  
 \$180,415

## 3 MILES

35,518  
 2.6  
 \$61,051  
 \$195,312

## 5 MILES

113,194  
 2.6  
 \$61,554  
 \$209,482

*\* Demographic data derived from 2010 US Census*

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