

CARIBOU CORNER SHOPPING CENTER- FOR LEASE

9400 36TH AVENUE NORTH



OFFERING SUMMARY

AVAILABLE SF:	Suite #9424; 983 rsf inline next to Caribou
LEASE RATE:	Negotiable
CAM & TAXES (2023):	\$11.48/SF/YR.
YEAR BUILT/RENOVATED:	1972/2009
BUILDING SIZE	22,000 rsf
PARKING:	153 Surface Spaces
ZONING:	Community Business District

PROPERTY OVERVIEW

983 sq. ft. available for lease with freeway frontage and signage to Highway 169. Join Caribou Coffee, La Petite Academy, Arizona Taco Co., Total Dog Co., Chanticlear Pizza, Gion Vietnamese Restaurant, Nate's Barber Shop, and others. Please call for more information!

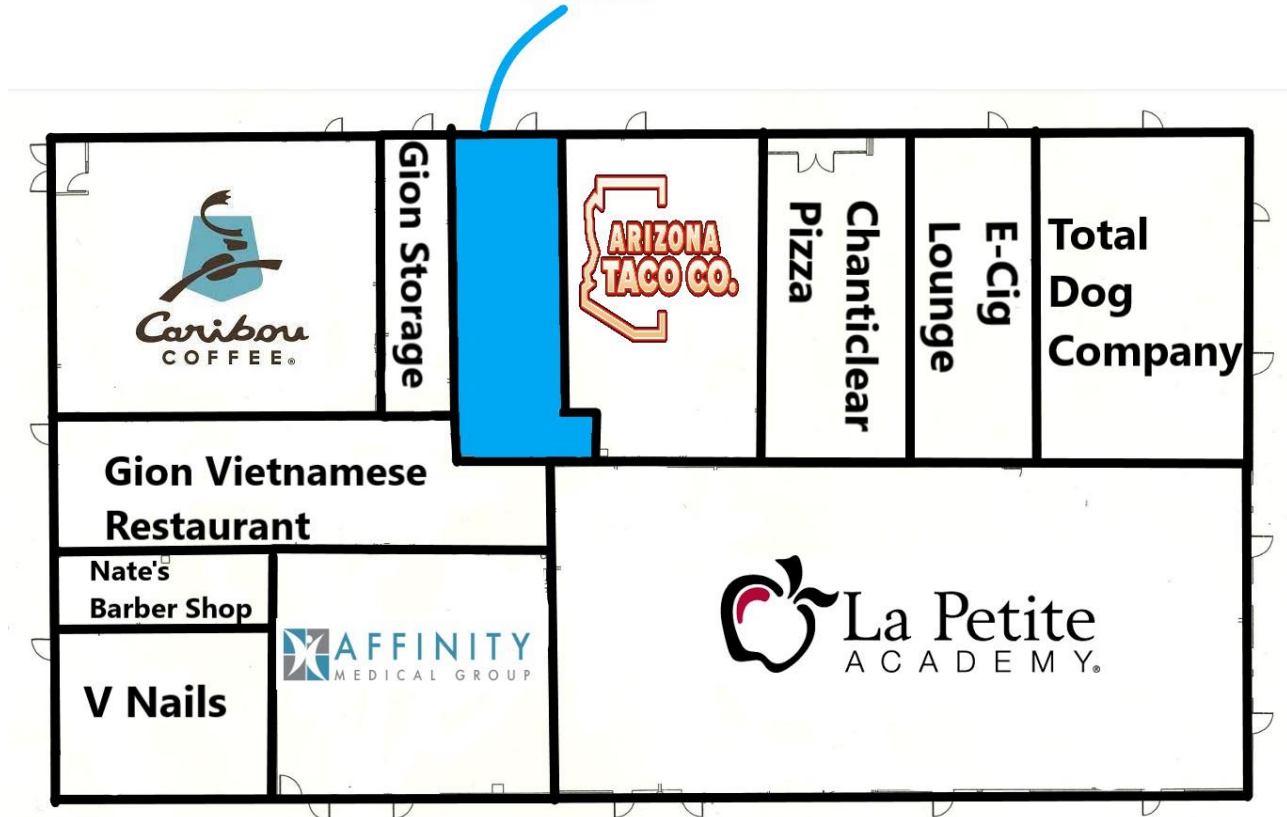
PROPERTY HIGHLIGHTS

- 84,000+ daily traffic counts!
- Located immediately off Highway 169 with a controlled intersection
- Plentiful parking
- Sprinkled building
- Monument signage and building signage to Hwy. 169
- New ownership investing into the center
- Custom buildouts available to qualified tenants

SITE PLAN

9400 36TH AVENUE NORTH

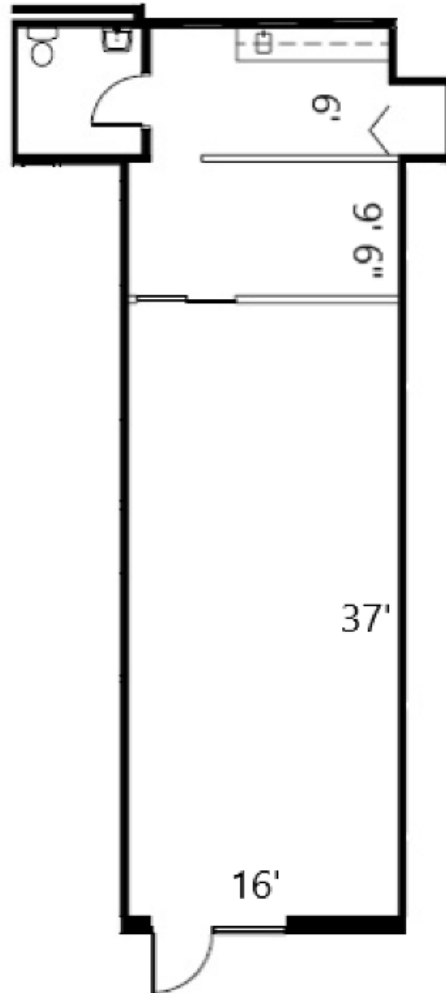
**RETAIL AVAILABLE
983 RSF**



TOTAL Sq. Ft = 22,000 New Hope, MN

FLOOR PLAN

9400 36TH AVENUE NORTH



PHOTOS

9400 36TH AVENUE NORTH



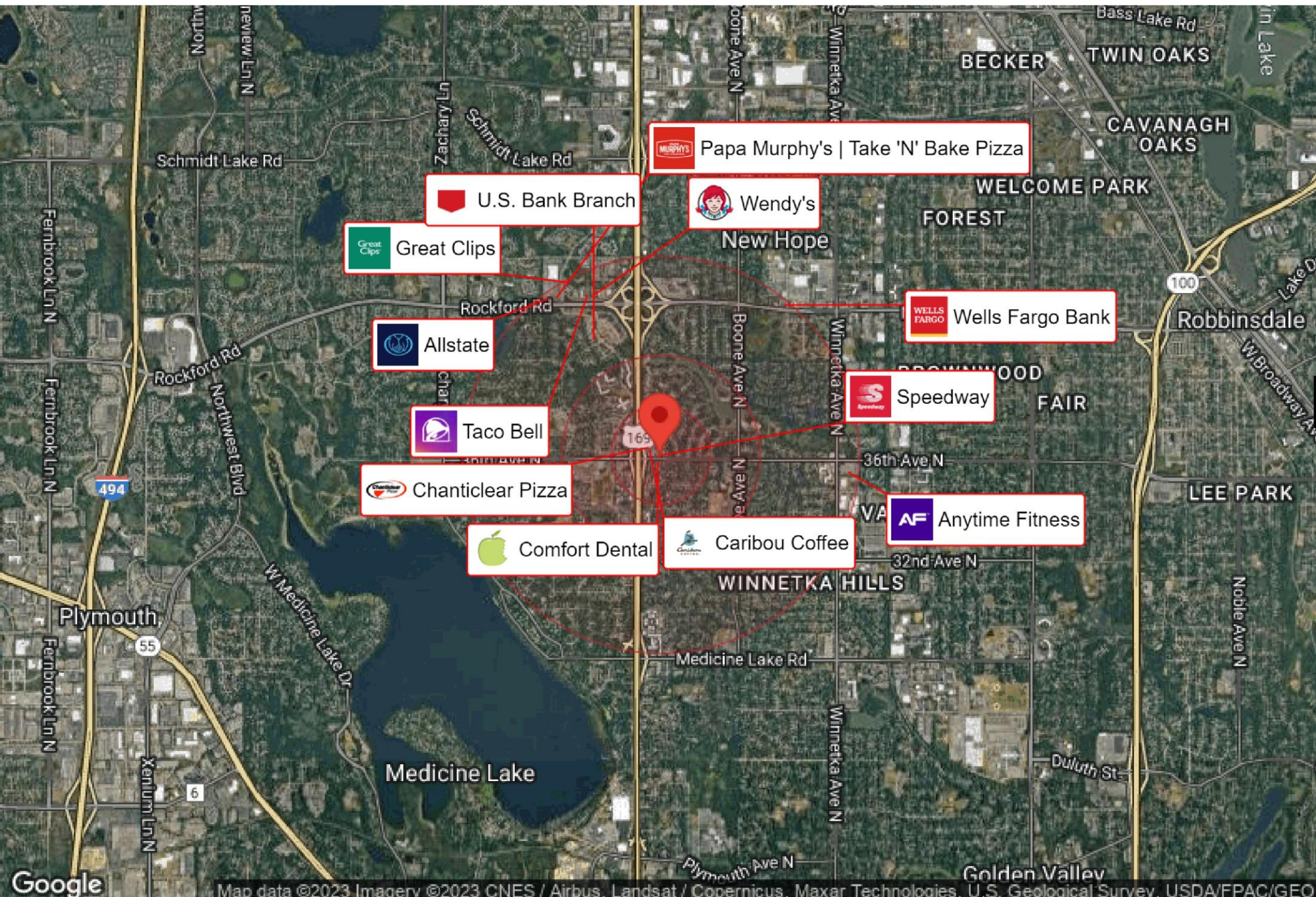
INTERIOR PHOTOS

9400 36TH AVENUE NORTH



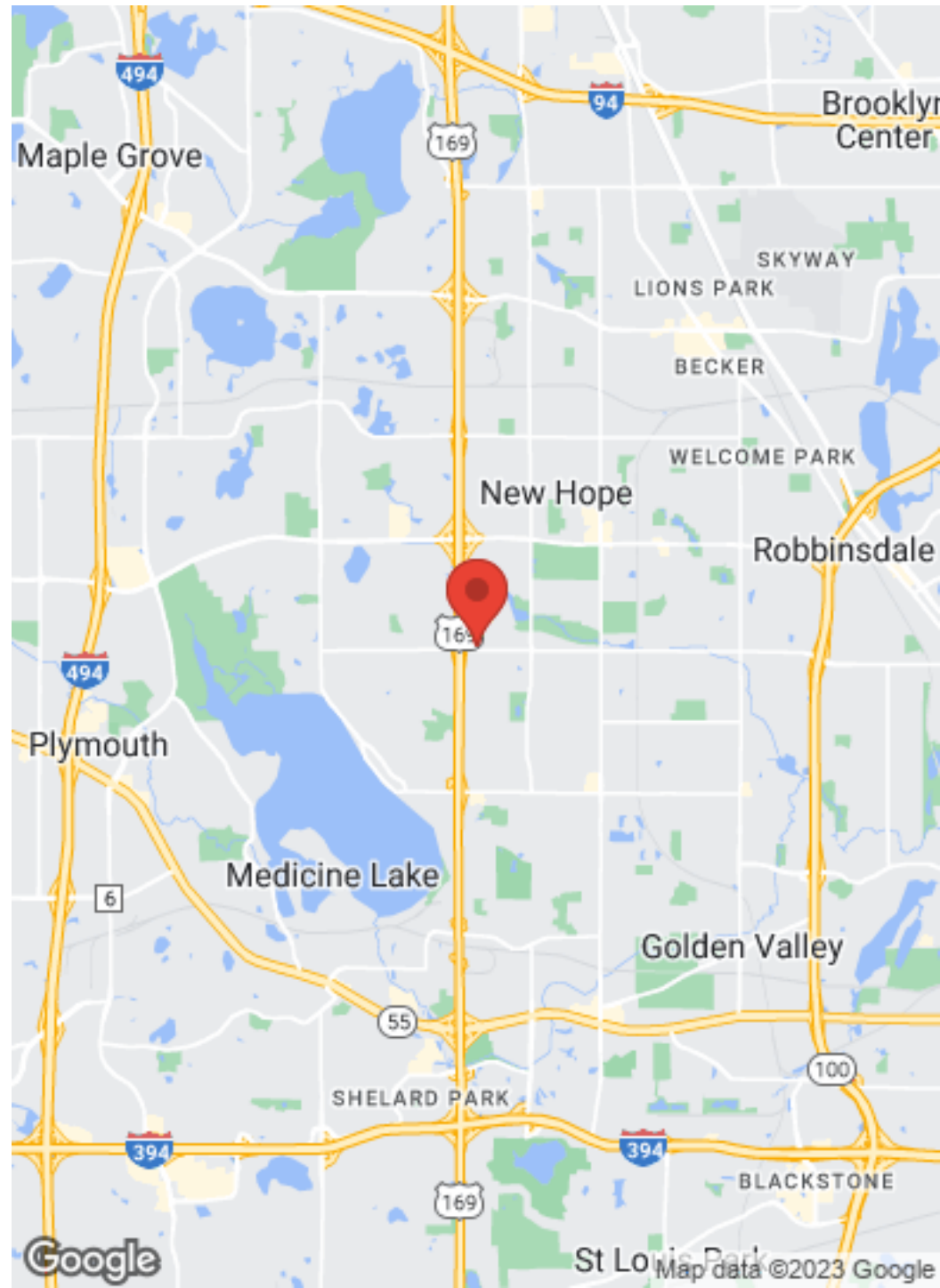
BUSINESS MAP

9400 36TH AVENUE NORTH



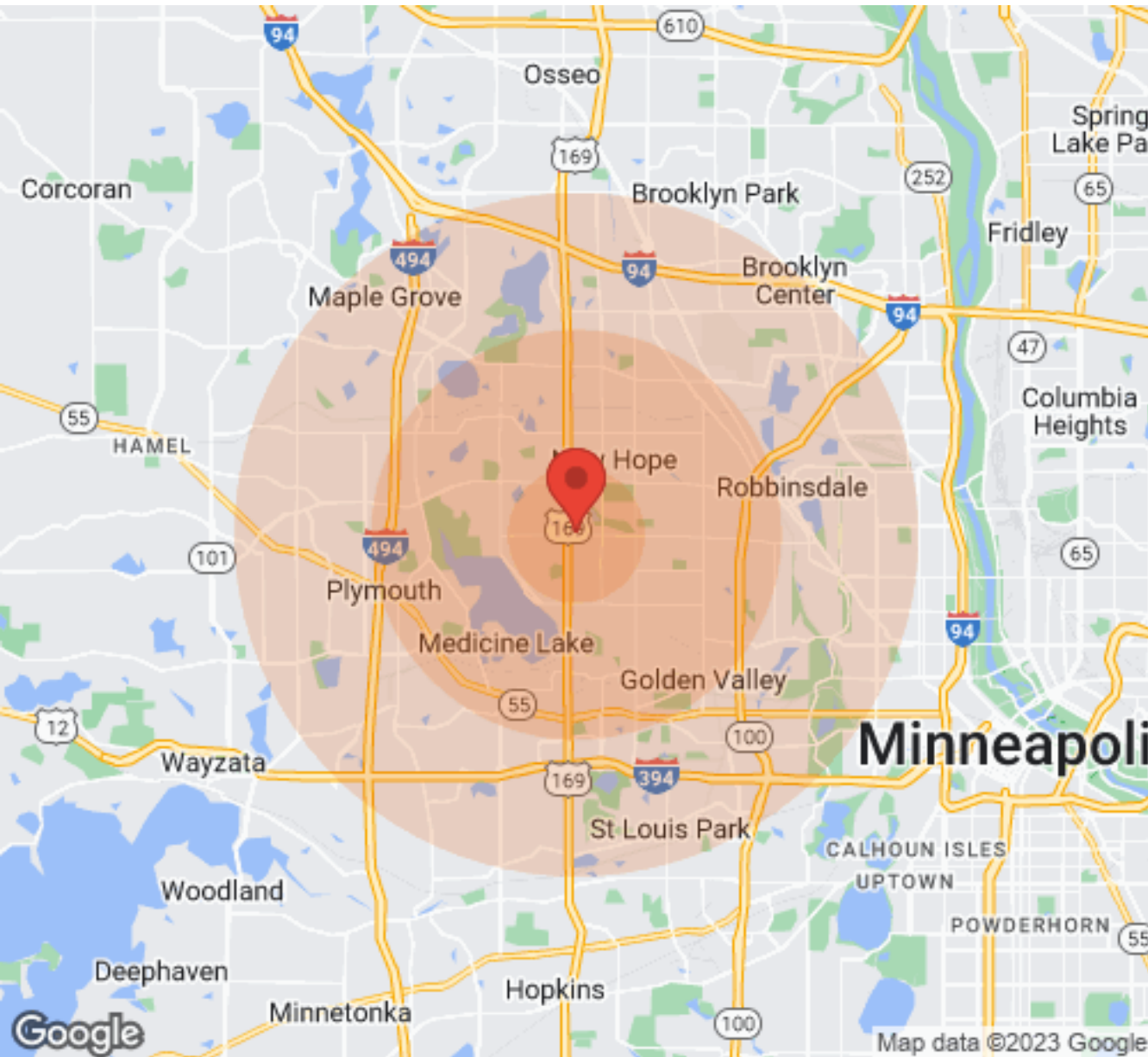
LOCATION MAPS

9400 36TH AVENUE NORTH



DEMOGRAPHICS

9400 36TH AVENUE NORTH



Population	1 Mile	3 Miles	5 Miles
Male	6,184	38,866	116,402
Female	6,322	41,132	122,010
Total Population	12,506	79,998	238,412

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,228	14,363	47,635
Ages 15-24	1,388	9,541	30,243
Ages 55-64	1,646	10,706	29,780
Ages 65+	2,117	14,880	38,643

Race	1 Mile	3 Miles	5 Miles
White	10,408	67,368	174,069
Black	1,131	6,964	36,752
Am In/AK Nat	9	61	373
Hawaiian	N/A	N/A	26
Hispanic	824	3,732	13,724
Multi-Racial	1,362	7,292	27,040

Income	1 Mile	3 Miles	5 Miles
Median	\$68,407	\$68,515	\$59,085
< \$15,000	339	2,583	8,725
\$15,000-\$24,999	553	2,826	8,859
\$25,000-\$34,999	441	3,016	8,568
\$35,000-\$49,999	635	4,026	13,379
\$50,000-\$74,999	1,089	6,514	19,698
\$75,000-\$99,999	990	4,895	13,862
\$10,000-\$149,999	860	5,701	14,465
\$150,000-\$199,999	195	1,740	5,133
> \$200,000	65	1,783	4,989

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,583	35,670	106,087
Occupied	5,332	33,878	99,372
Owner Occupied	3,320	23,750	67,375
Renter Occupied	2,012	10,128	31,997
Vacant	251	1,792	6,715