



Jefferson Plaza
8501 Jefferson Lane N
Brooklyn Park, MN 55443

FOR LEASE
1,325 SF - 5,770 SF Retail Space



FACTS & FEATURES:

- Great area demographics & traffic counts
- Convenient location near CR-81, Hwy 169 & I-94
- 73 marked surface stalls
- Building tenants include: Snap Fitness, Tranquilit Salon, Reflections Dental Care & Revolutions Wellness

Lease Rate
\$14.00/psf
Tax & Cam: \$7.55/psf



AVAILABILITY:

- ▲ Suite 8505- 1,325 SF
Currently Gym Finishes
- ▲ Suite 8503A- 2,403 SF
Wide open space ready for any finishes
- Suite 8503A- 2,042 SF
Current Office Finishes

Overview	1
Aerial Maps	2
Site Plans	3
Photo Gallery	4
Demographics	5
Traffic Count	6



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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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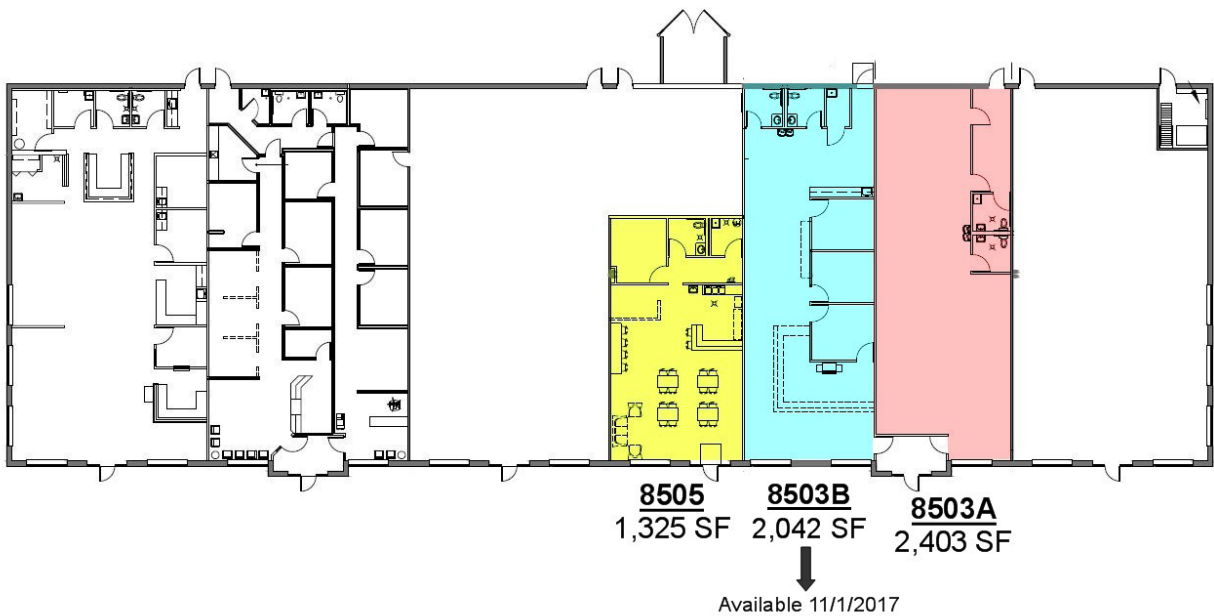
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SITE PLAN

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PHOTO GALLERY

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Front of Building



Suite 8503A



Suite 8503A



Suite 8503A

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DEMOGRAPHICS

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Demographic Summary Report

Jefferson Plaza				
8501-8511 Jefferson Ln N, Brooklyn Park, MN 55445				
Building Type: General Retail		Total Available: 0 SF		
Secondary: -		% Leased: 100%		
GLA: 17,927 SF		Rent/SF/Yr: -		
Year Built: 2002				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2022 Projection	4,205	73,414	210,259	
2017 Estimate	3,976	69,696	200,571	
2010 Census	3,508	62,939	186,350	
Growth 2017 - 2022	5.76%	5.33%	4.83%	
Growth 2010 - 2017	13.34%	10.74%	7.63%	
2017 Population by Hispanic Origin	145	3,734	10,130	
2017 Population	3,976	69,696	200,571	
White	3,158 79.43%	46,159 66.23%	140,377 69.99%	
Black	411 10.34%	12,826 18.40%	30,787 15.35%	
Am. Indian & Alaskan	20 0.50%	419 0.60%	1,087 0.54%	
Asian	275 6.92%	8,077 11.59%	22,069 11.00%	
Hawaiian & Pacific Island	4 0.10%	73 0.10%	141 0.07%	
Other	107 2.69%	2,141 3.07%	6,112 3.05%	
U.S. Armed Forces	0	10	105	
Households				
2022 Projection	1,783	28,205	78,383	
2017 Estimate	1,685	26,700	74,588	
2010 Census	1,491	23,779	68,546	
Growth 2017 - 2022	5.82%	5.64%	5.09%	
Growth 2010 - 2017	13.01%	12.28%	8.81%	
Owner Occupied	1,032 61.25%	19,632 73.53%	57,206 76.70%	
Renter Occupied	653 38.75%	7,068 26.47%	17,382 23.30%	
2017 Households by HH Income	1,688	26,698	74,589	
Income: <\$25,000	328 19.43%	3,994 14.96%	9,499 12.74%	
Income: \$25,000 - \$50,000	458 27.13%	5,370 20.11%	14,075 18.87%	
Income: \$50,000 - \$75,000	341 20.20%	4,788 17.93%	13,138 17.61%	
Income: \$75,000 - \$100,000	212 12.56%	4,187 15.68%	11,310 15.16%	
Income: \$100,000 - \$125,000	142 8.41%	3,189 11.94%	9,355 12.54%	
Income: \$125,000 - \$150,000	61 3.61%	2,322 8.70%	6,041 8.10%	
Income: \$150,000 - \$200,000	102 6.04%	1,744 6.53%	6,285 8.43%	
Income: \$200,000+	44 2.61%	1,104 4.14%	4,886 6.55%	
2017 Avg Household Income	\$69,849	\$84,399	\$93,658	
2017 Med Household Income	\$53,972	\$70,754	\$76,288	



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7/10/2017

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