

FOR

LEASE

JEFFERSON PLAZA

8501 Jefferson Lane N.
Brooklyn Park, MN 55443



GREAT OPPORTUNITY FOR RETAIL/MEDICAL SPACE IN BROOKLYN PARK!



Base Rent: \$14 / psf NNN

Cam: \$2.67 / psf

Tax: \$4.64 / psf*

* Through 2013

Presented By:

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Arrow Companies

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

FEATURES

- (2) Suites Available
 - Suite 8503– 2,372 SF
 - Suite 8511– 2,989 SF (End cap)
- Excellent opportunity for : Medical, Retail, Office/showroom
- Distinctive entrances with front and rear parking
- Great visibility with high traffic counts

FACTS

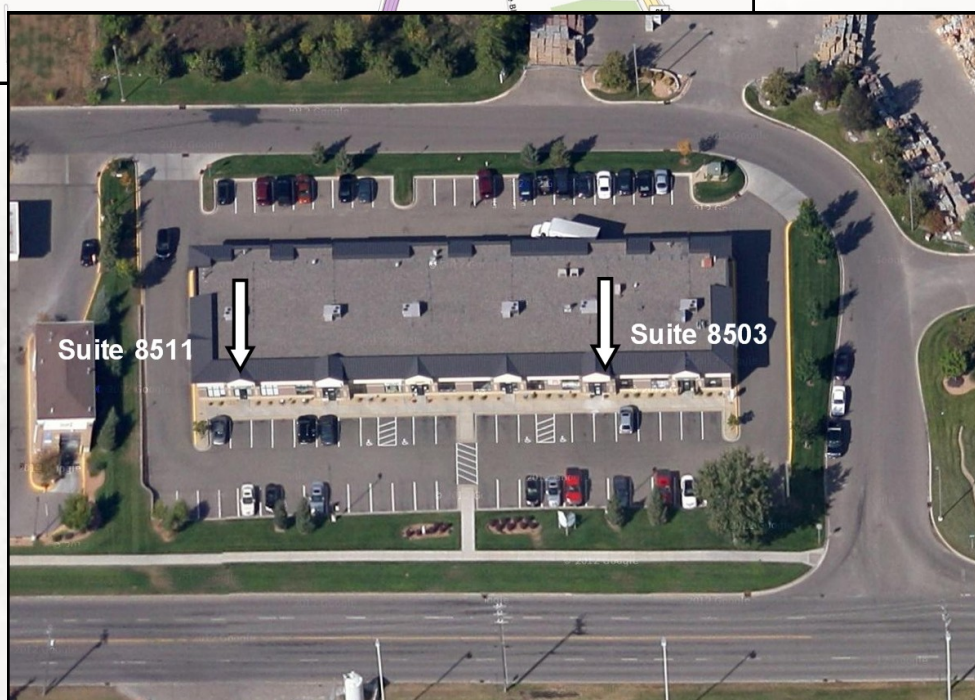
- Total Building Size: 18,000 sf
- Located West of Hwy 169, near corner of 85th Avenue and Jefferson Hwy
- Close to many amenities such as restaurants, banks, and other retail locations, including Arbor Lakes.

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ARROW
REAL ESTATE

This map displays a suburban region with a grid of streets. A prominent purple line highlights a route that begins on the left, follows a major road (likely 109) southward, and then turns east onto 85th Ave N. A blue dot is placed on 85th Ave N, just west of the intersection with 169. The map also shows other roads like 81, 169, 85th Ave N, 83rd Ave N, and 81st Ave N. Various landmarks such as 'Jonquil Meadow Park', 'Weaver Lake Rd', and 'Slope's Park' are labeled. A small inset image in the bottom right corner provides a satellite view of a wooded area.



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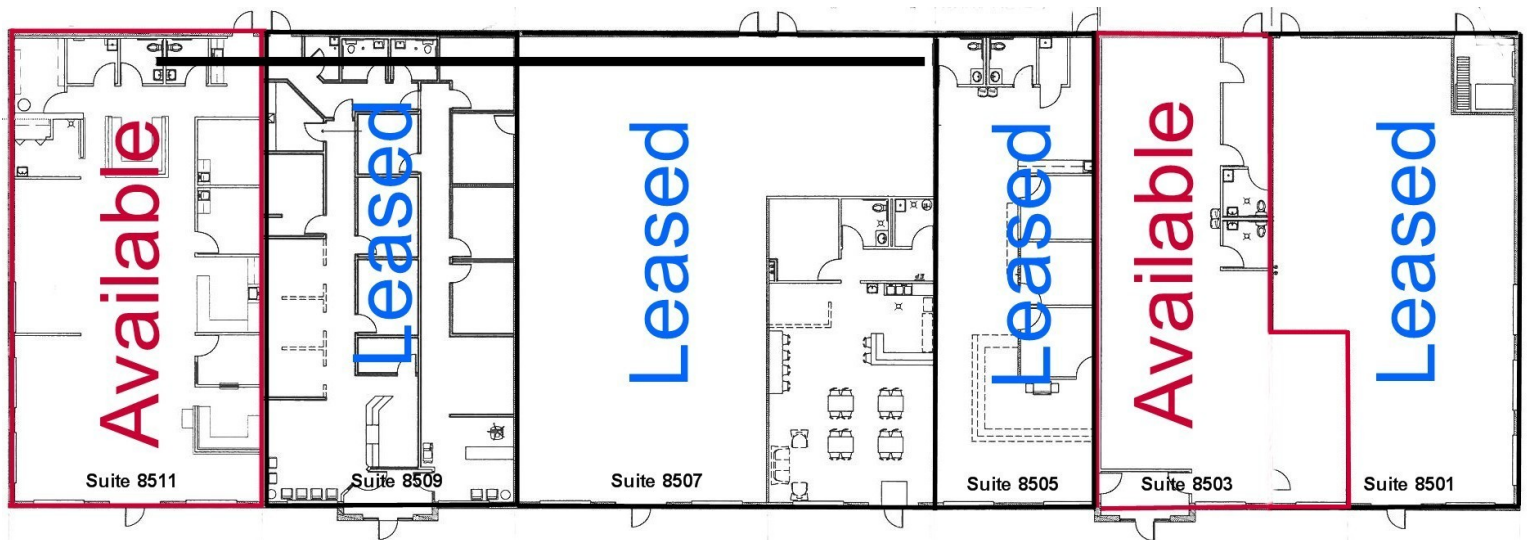
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SITE PLAN



AVAILABLE SUITES

Suite 8503

Available Space: 2,372 SF

Suite 8511

Available Space: 2,989 SF (End Cap)



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SUITE 8503 –2,372 SF



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SUITE 8511-2,989 SF



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DEMOGRAPHICS

Demographic Summary Report

Jefferson Plaza									
8501-8511 Jefferson Ln N, Brooklyn Park, MN 55445									
Building Type: General Retail		Total Available: 5,361 SF							
Secondary: -		% Leased: 70.22%							
GLA: 18,000 SF		Rent/SF/Yr: \$12.00							
Year Built: 2002									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2017 Projection		4,271		66,447		198,653			
2012 Estimate		4,003		63,790		190,627			
2010 Census		3,874		62,717		187,524			
Growth 2012 - 2017		6.70%		4.20%		4.20%			
Growth 2010 - 2012		3.30%		1.70%		1.70%			
2012 Population by Hispanic Origin		142		3,523		9,799			
2012 Population By Race		4,003		63,790		190,627			
White		3,126 78.09%		41,360 64.84%		132,225 69.36%			
Black or African American		408 10.19%		11,426 17.91%		27,671 14.52%			
American Indian and Alaska Native		19 0.47%		298 0.47%		815 0.43%			
Asian		262 6.55%		6,686 10.48%		18,891 9.91%			
Native Hawaiian and Pacific Islander		6 0.15%		50 0.08%		99 0.05%			
Other Race		70 1.75%		1,863 2.92%		4,768 2.50%			
Two or More Races		111 2.77%		2,105 3.30%		6,159 3.23%			
Households									
2017 Projection		1,902		25,310		73,245			
2012 Estimate		1,766		24,225		70,083			
2010 Census		1,703		23,819		68,957			
Growth 2012 - 2017		7.70%		4.50%		4.50%			
Growth 2010 - 2012		3.70%		1.70%		1.60%			
Owner Occupied		1,076 60.93%		17,238 71.16%		52,172 74.44%			
Renter Occupied		691 39.13%		6,987 28.84%		17,910 25.56%			
2012 Households by HH Income		1,767		24,227		70,082			
Income Less Than \$15,000		146 8.26%		1,560 6.44%		4,378 6.25%			
Income: \$15,000 - \$24,999		202 11.43%		1,656 6.84%		4,245 6.06%			
Income: \$25,000 - \$34,999		168 9.51%		1,962 8.10%		5,116 7.30%			
Income: \$35,000 - \$49,999		315 17.83%		3,530 14.57%		9,210 13.14%			
Income: \$50,000 - \$74,999		337 19.07%		5,534 22.84%		15,153 21.62%			
Income: \$75,000 - \$99,999		229 12.96%		4,035 16.65%		11,854 16.91%			
Income: \$100,000 - \$149,999		213 12.05%		4,121 17.01%		13,226 18.87%			
Income: \$150,000 - \$199,999		117 6.62%		1,258 5.19%		4,098 5.85%			
Income: \$200,000+		40 2.26%		571 2.36%		2,802 4.00%			
2012 Avg Household Income		\$69,880		\$76,633		\$83,395			
2012 Med Household Income		\$52,692		\$62,791		\$68,165			
2012 Per Capita Income		\$30,057		\$29,065		\$30,789			



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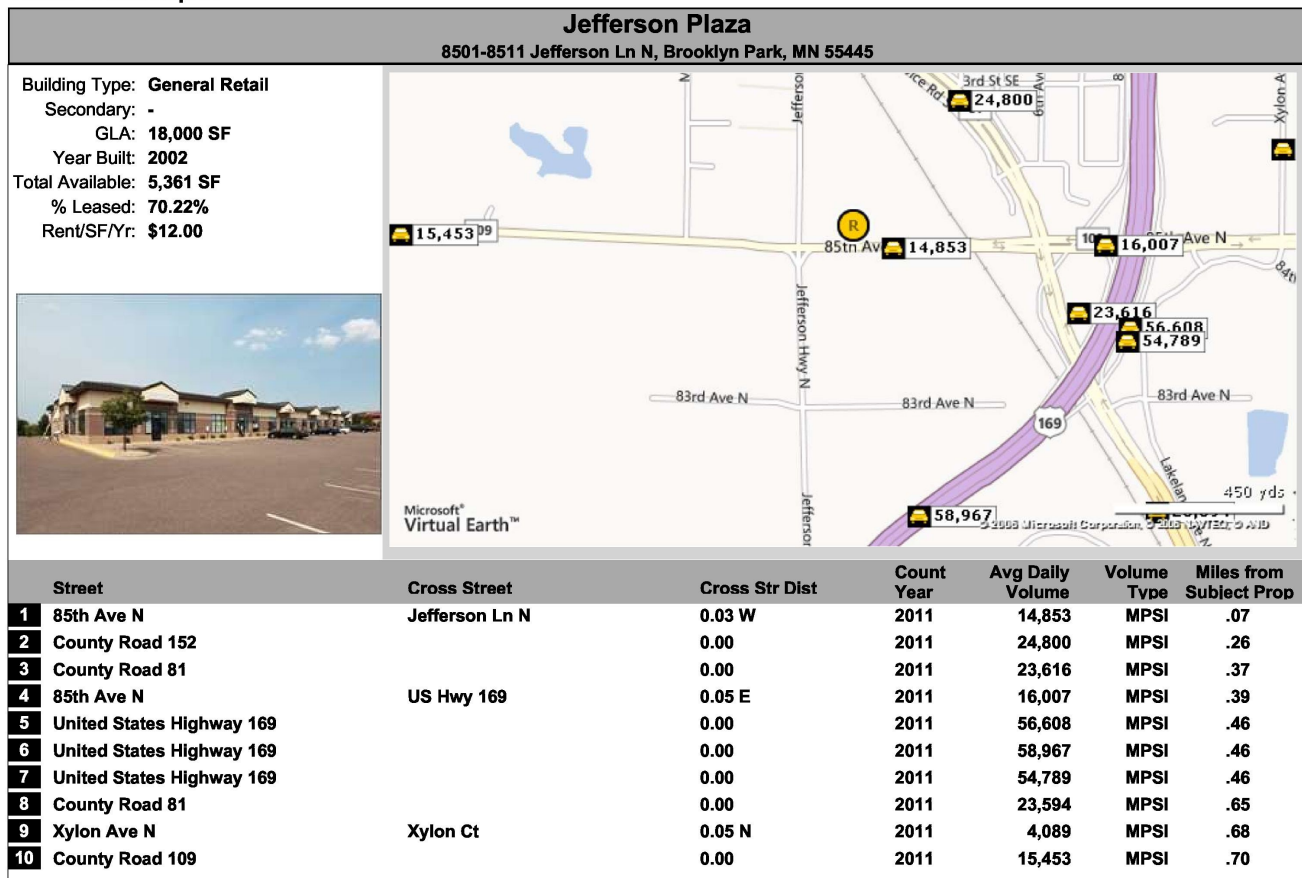
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TRAFFIC SUMMARY

Traffic Count Report



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