



6900 West Broadway Ave.

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Brooklyn Park, MN 55428

**FOR SALE** - 26,327 SF Retail Building

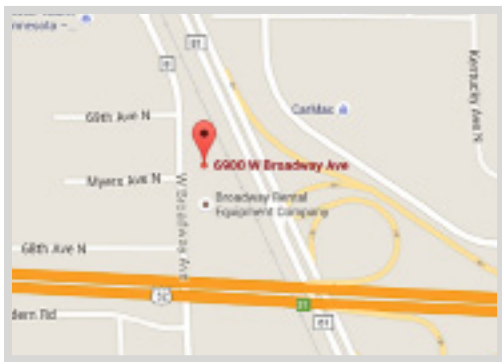


#### FEATURES:

- 26,327 SF Retail Building - FOR SALE.
- Convenient location off Cty Rd. 81 & 694 in Brooklyn Park, MN
- Well maintained building, recently remodeled in 2003.
- Great visibility on Cty Rd 81 & 694.

**Sale Price**

**\$1,395,000**



#### FACTS:

- ▲ \$55,070.26 - 2016 Property Taxes
- ▲ PID #32-119-21-0002
- ▲ Built in 1973 - 2nd addition built in 2003
- ▲ New Roof in 2003

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#### Arrow Companies

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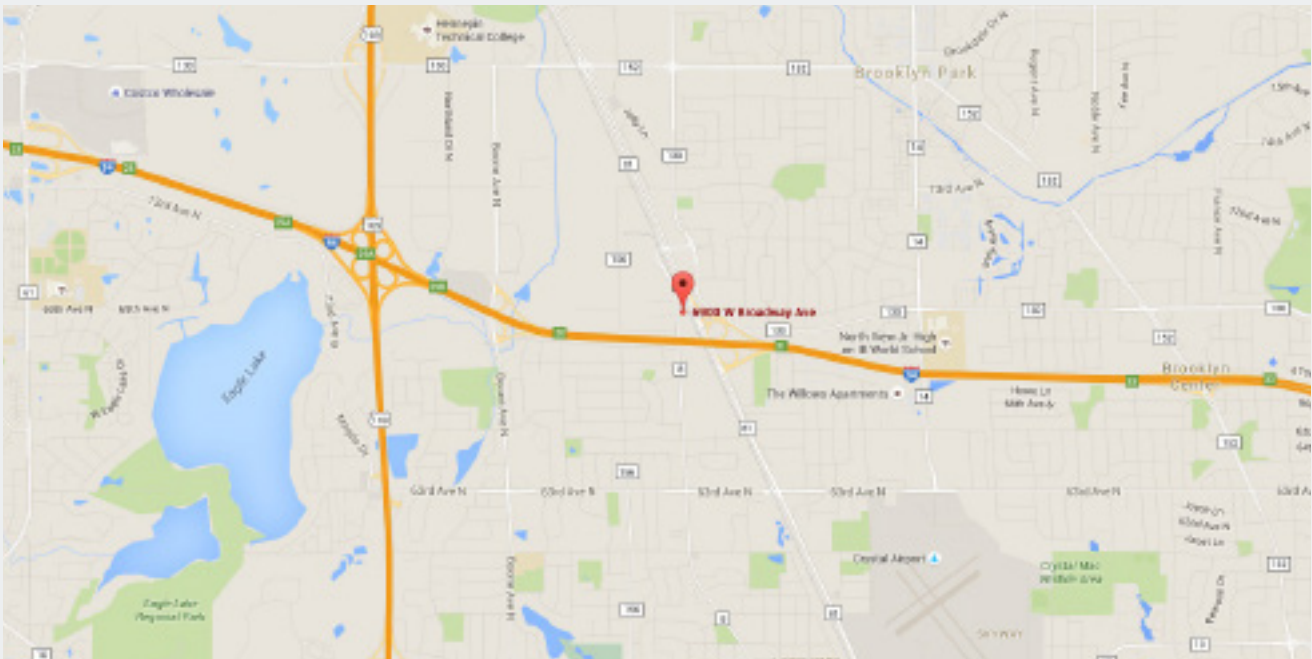
## Lights on Broadway Building

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**AERIAL & MAP**

**FOR SALE - 26,327 SF Retail Building**



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### PROPERTY FACTS

**FOR SALE** - 26,327 SF Retail Building

BUILDING SIZE	9,435 SF - Main Level (Includes 2,060 Warehouse) 7,457 SF - Upper Level 9,435 SF - Lower Level <b>26,327 Total SF</b>
YEAR BUILT	1973 - 2nd addition built in 2003
LOT SIZE	0.71 Acres
PID #	32-119-21-21-0002
ZONING	Commercial Preferred
ROOF	New roof in 2003
OUTSIDE LIGHTING	All outside signage is LED lights on a timing system with 8 different color kinetic lighting system.
INSIDE LIGHTING & MUSIC	Music system includes 13 video feeds throughout the building.
ELECTRICAL SERVICE	600 volt, 2,000 Amp, 3-phase. Includes 216 Circuit Systems throughout building.
HVAC SYSTEMS	Rooftop units as follows: 2 (15 Ton), (1) 4 Ton, (1) 7 Ton
CLEAR HEIGHT	10' 6" - Main Level 24' 7" - Warehouse (Main Level) 8' 11" - Storage (Lower Level) Includes conveyor system 13' 6" - Upper Level
DRIVE-INS	(1) 10' x 12' Drive-In Door
PARKING	30 parking stalls + 1 handicap stall
2015 REAL ESTATE TAXES	\$57,676.50

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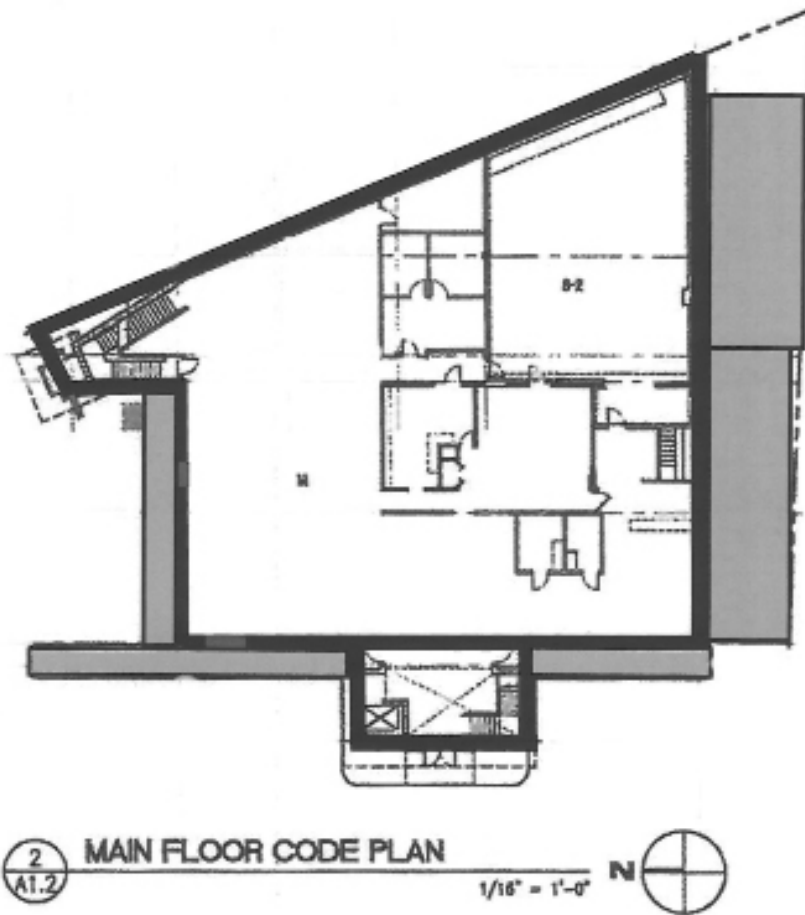
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**FLOOR PLAN**

**FOR SALE** - 26,327 SF Retail Building



**MAIN LEVEL**

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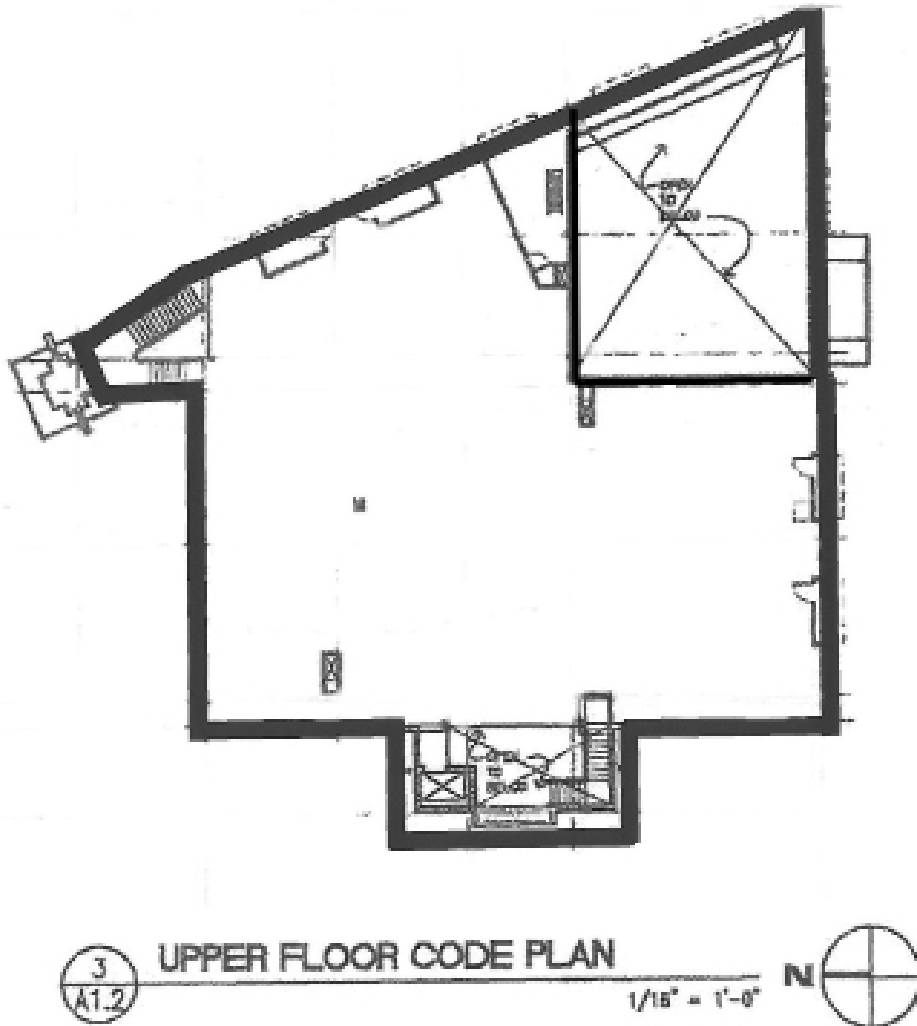
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**FLOOR PLAN**

**FOR SALE** - 26,327 SF Retail Building



**UPPER LEVEL**

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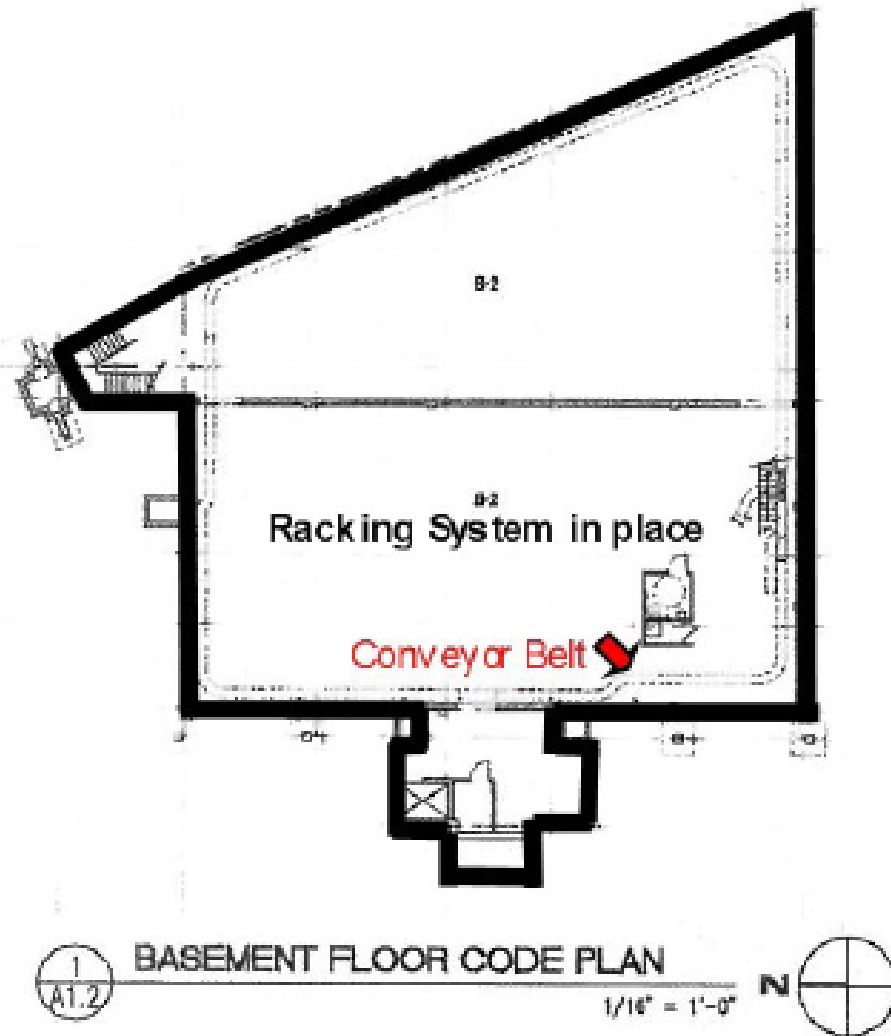
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**FLOOR PLAN**

**FOR SALE - 26,327 SF Retail Building**



**LOWER LEVEL**

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## PHOTO GALLERY

**FOR SALE** - 26,327 SF Retail Building



Front Lobby Area



Showroom Floor



Kitchen/Work Area



Conveyor System



Main Level Warehouse



Downstairs Storage with Conveyor System

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**OUTSIDE GALLERY**

**FOR SALE - 26,327 SF Retail Building**



Outside Lights

Building has state-of-the-art lighting inside and outside the building for excellent visibility. Outside lighting includes 8 different Color Kinetic Settings as seen in this photo.



Back Dock Loading Area



Front of Building

Future light rail transit system  
proposed by City of Brooklyn Park.



Aerial Shot

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## DEMOGRAPHICS

**FOR SALE** - 26,327 SF Retail Building

### Demographic Summary Report

6900 W Broadway Ave, Minneapolis, MN 55428				
Building Type: Retail		Total Available: 13,163 SF		
Secondary: Freestanding		% Leased: 50%		
GLA: 26,327 SF		Rent/SF/Yr: Negotiable		
Year Built: 1973				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2016 Projection	12,454	89,045	240,505	
2011 Estimate	12,149	86,438	235,835	
2010 Census	12,144	85,977	234,810	
Growth 2011 - 2016	2.50%	3.00%	2.00%	
Growth 2010 - 2011	0.00%	0.50%	0.40%	
2011 Population by Hispanic Origin	1,729	7,113	14,467	
2011 Population By Race	12,149	86,438	235,835	
White	5,494 45.22%	48,462 56.07%	156,521 66.37%	
Black or African American	3,825 31.48%	20,431 23.64%	39,857 16.90%	
American Indian and Alaska Native	75 0.62%	485 0.56%	1,318 0.56%	
Asian	1,182 9.73%	9,758 11.29%	22,271 9.44%	
Native Hawaiian and Pacific Islander	2 0.02%	59 0.07%	107 0.05%	
Other Race	1,087 8.95%	3,889 4.50%	7,311 3.10%	
Two or More Races	483 3.98%	3,354 3.88%	8,451 3.58%	
<b>Households</b>				
2016 Projection	4,443	32,975	92,146	
2011 Estimate	4,369	32,225	90,376	
2010 Census	4,371	32,067	90,004	
Growth 2011 - 2016	1.70%	2.30%	2.00%	
Growth 2010 - 2011	0.00%	0.50%	0.40%	
Owner Occupied	2,259 51.71%	20,563 63.81%	63,295 70.04%	
Renter Occupied	2,110 48.29%	11,661 36.19%	27,081 29.96%	
2011 Households by HH Income	4,370	32,225	90,378	
Income Less Than \$15,000	582 13.32%	2,853 8.85%	6,147 6.80%	
Income: \$15,000 - \$24,999	366 8.38%	2,806 8.71%	6,890 7.62%	
Income: \$25,000 - \$34,999	497 11.37%	3,333 10.34%	8,276 9.16%	
Income: \$35,000 - \$49,999	781 17.87%	4,900 15.21%	12,884 14.26%	
Income: \$50,000 - \$74,999	933 21.35%	6,999 21.72%	19,006 21.03%	
Income: \$75,000 - \$99,999	560 12.81%	4,931 15.30%	14,339 15.87%	
Income: \$100,000 - \$149,999	452 10.34%	4,544 14.10%	14,614 16.17%	
Income: \$150,000 - \$199,999	132 3.02%	1,145 3.55%	4,570 5.06%	
Income: \$200,000+	67 1.53%	714 2.22%	3,652 4.04%	
2011 Avg Household Income	\$60,958	\$69,317	\$78,854	
2011 Med Household Income	\$48,924	\$55,750	\$61,918	
2011 Per Capita Income	\$22,211	\$26,162	\$30,330	



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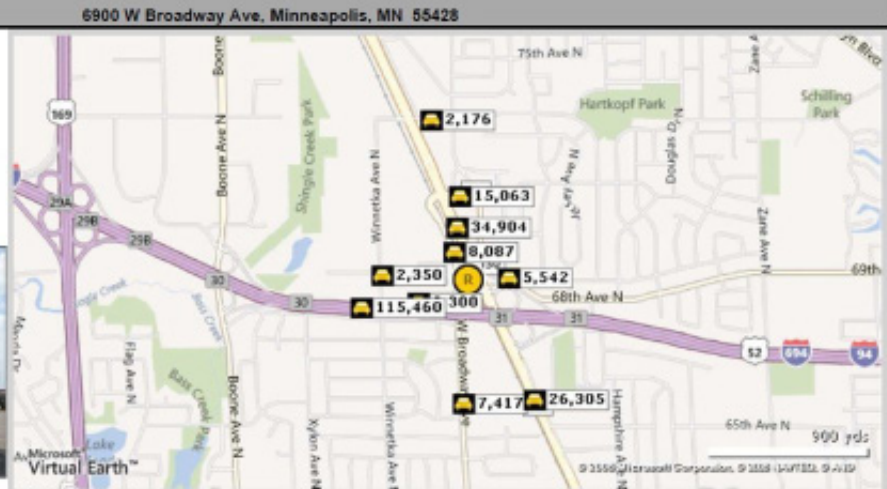
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### Traffic Count Report

Building Type: **Retail**  
Secondary: **Freestanding**  
GLA: **26,327 SF**  
Year Built: **1973**  
Total Available: **13,163 SF**  
% Leased: **50%**  
Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Broadway Ave	69th Ave N	0.04 S	2011	8,087	MPSI	.10
2 68th Ave N	Lakeland Ave N	0.10 NW	2011	5,542	MPSI	.13
3 W Broadway Ave	70th Ave N	0.02 SE	2011	34,904	MPSI	.17
4 68th Ave N	Winnetka Ave N	0.12 W	2007	2,350	AADT	.17
5 71st Ave N	W Broadway Ave	0.05 W	2011	15,063	MPSI	.27
6 Winnetka Ave N	Winnetka Cir	0.01 N	2007	2,350	AADT	.28
7 I-94		0.00	2011	115,460	MPSI	.36
8 W Broadway Ave	Aster Dr	0.05 S	2011	7,417	MPSI	.40
9 County Road 81		0.00	2011	26,305	MPSI	.45
10 73rd Ave N	Lakeland Ave N	0.04 W	2011	2,176	MPSI	.53



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