



7625 - 7657 Jolly Ln | Brooklyn Park, MN 55428

Retail Freestanding Building and Endcap Space For Lease

Highlights and Features:

- Convenient access to I-694, Hwy 81, Bottineau Blvd, 610, 169, Brooklyn Blvd and Broadway Avenue
- End cap space faces Brooklyn Blvd
- Signage available
- Parking: 165 spaces
- Near Hennepin Tech College and North Hennepin Community College
- Co-tenants: Chipotle, Team Personnel, IAU Dental, Hook Fish & Chips, Panda Express, and GameStop
- Area tenants: Walmart, Target, Cub Foods, McDonald's, Menards, Luther, BP, Fleet Farm, Jiffy Lube, and more

Demographics and Traffic Counts:

- Average Household Daytime Population: 1 mile - 11,370, 3 miles - 90,695, and 5 miles - 223,519
- Average Household Population: 1 mile - 6,685, 3 miles - 88,589, and 5 miles - 236,558
- Average Household Income: 1 mile - \$75,767, 3 miles - \$85,287, and 5 miles - \$101,107
- Jolly LN - 3,950 vpd, Brooklyn Blvd - 18,100 vpd, and Hwy 81 - 23,200 vpd

Space Available:

- Suite 7625: 18,000 sf
- Suite 7635: 1,780 sf (former coffee shop)
- Suite 7637: 1,712 sf
- Suite 7657: 1,560 sf
- 2024 CAM/Tax: \$15.00 psf
- Lease Rate: \$28.00 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

MARY LINDELL

612.747.9854

mary@christiansonandco.com

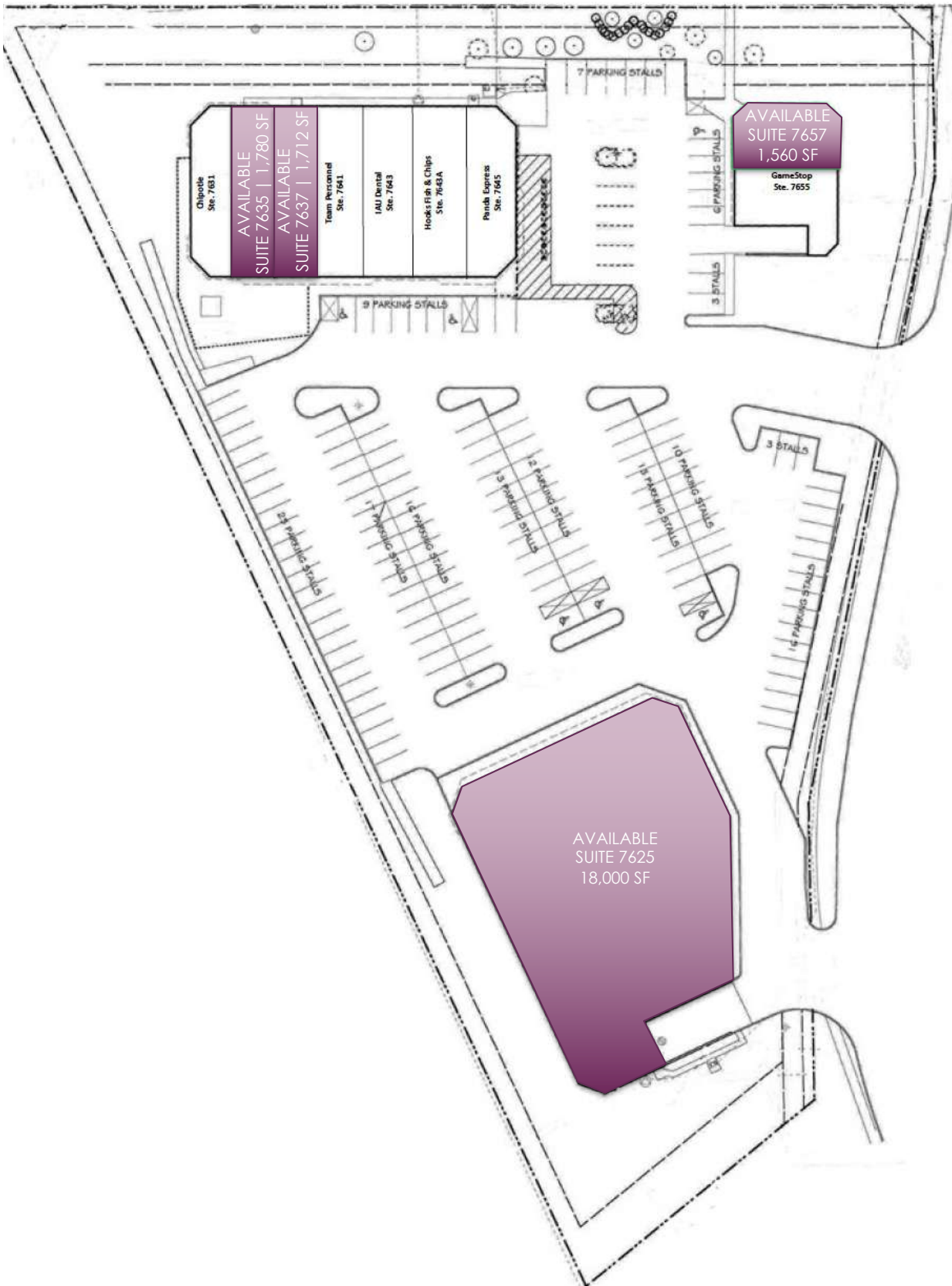
This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

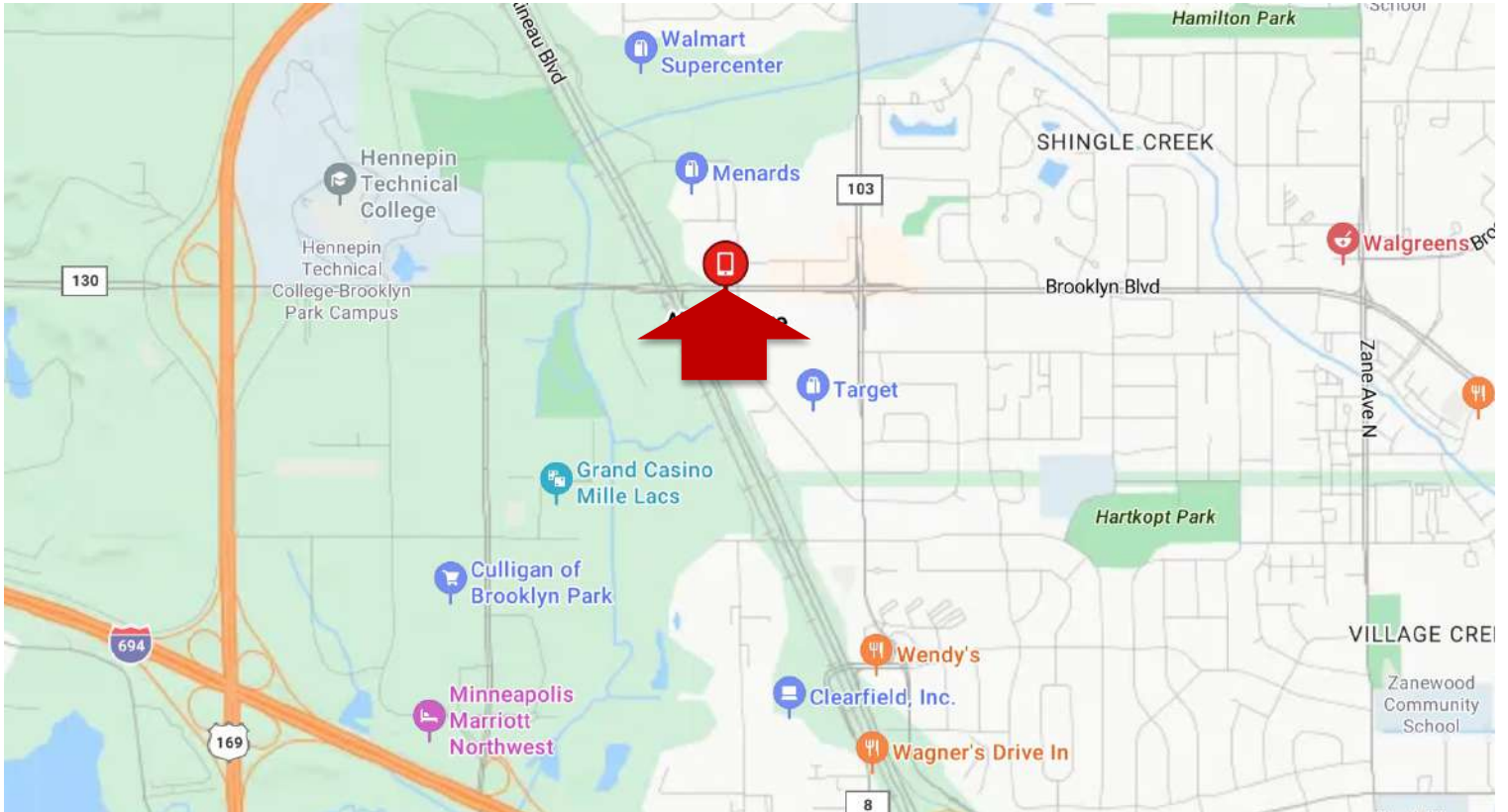
info@SpaceAvailableMN.com | 952.921.5844

Site Plan

Brooklyn Blvd



Map



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.