



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: \$4.90 psf and Tax: \$7.73 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

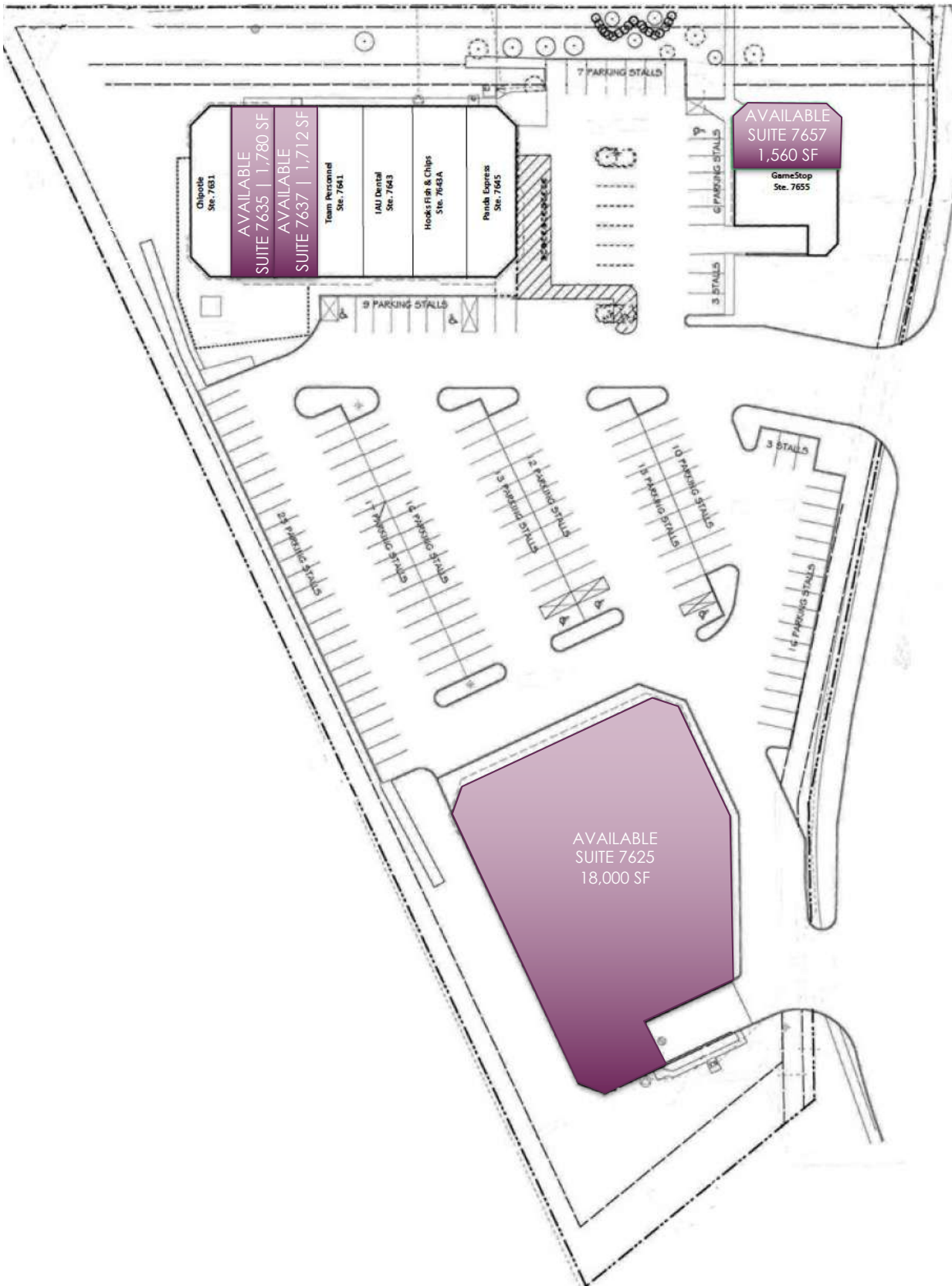
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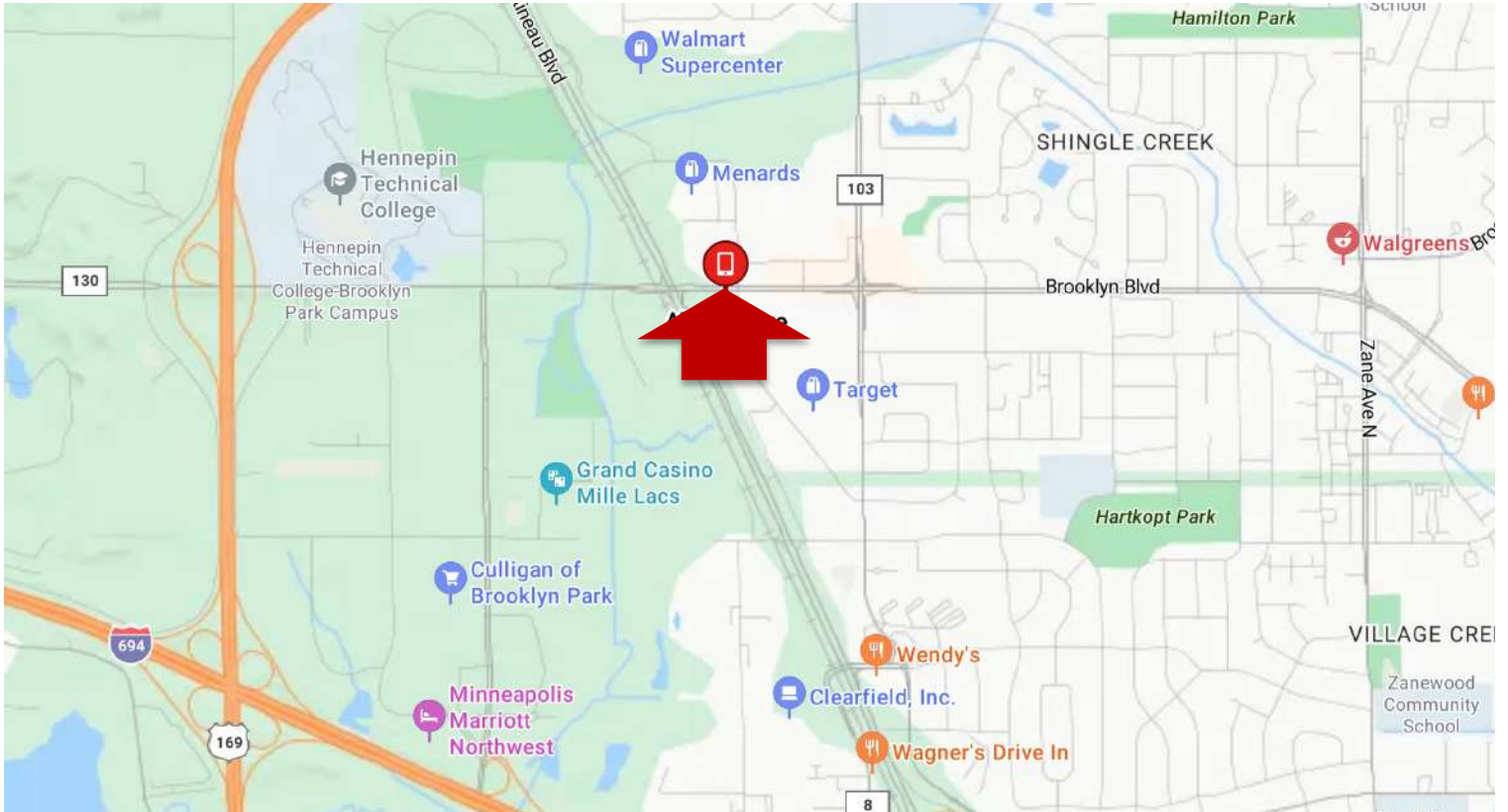
info@SpaceAvailableMN.com | 952.921.5844

Site Plan

Brooklyn Blvd



Map



Aerial



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