



## For Lease

### SPACE AVAILABLE

- Suite 7625: 18,000 sf (freestanding building)
- Suite 7635: 1,780 sf (former coffee shop)
- Suite 7637: 1,712 sf (former sandwich shop)
- Suite 7655: 1,560 sf (confidential endcap space)
- Lease Rates: Negotiable
- 2025 CAM: \$6.36 psf and Tax: \$4.87 psf

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## PARK COMMONS SHOPPING CENTER

7625-7655 Jolly Lane | Brooklyn Park, MN

**18,000 sf Freestanding Anchor Box  
1,712 SF and 1,780 SF 2nd Generation  
Restaurant Spaces**

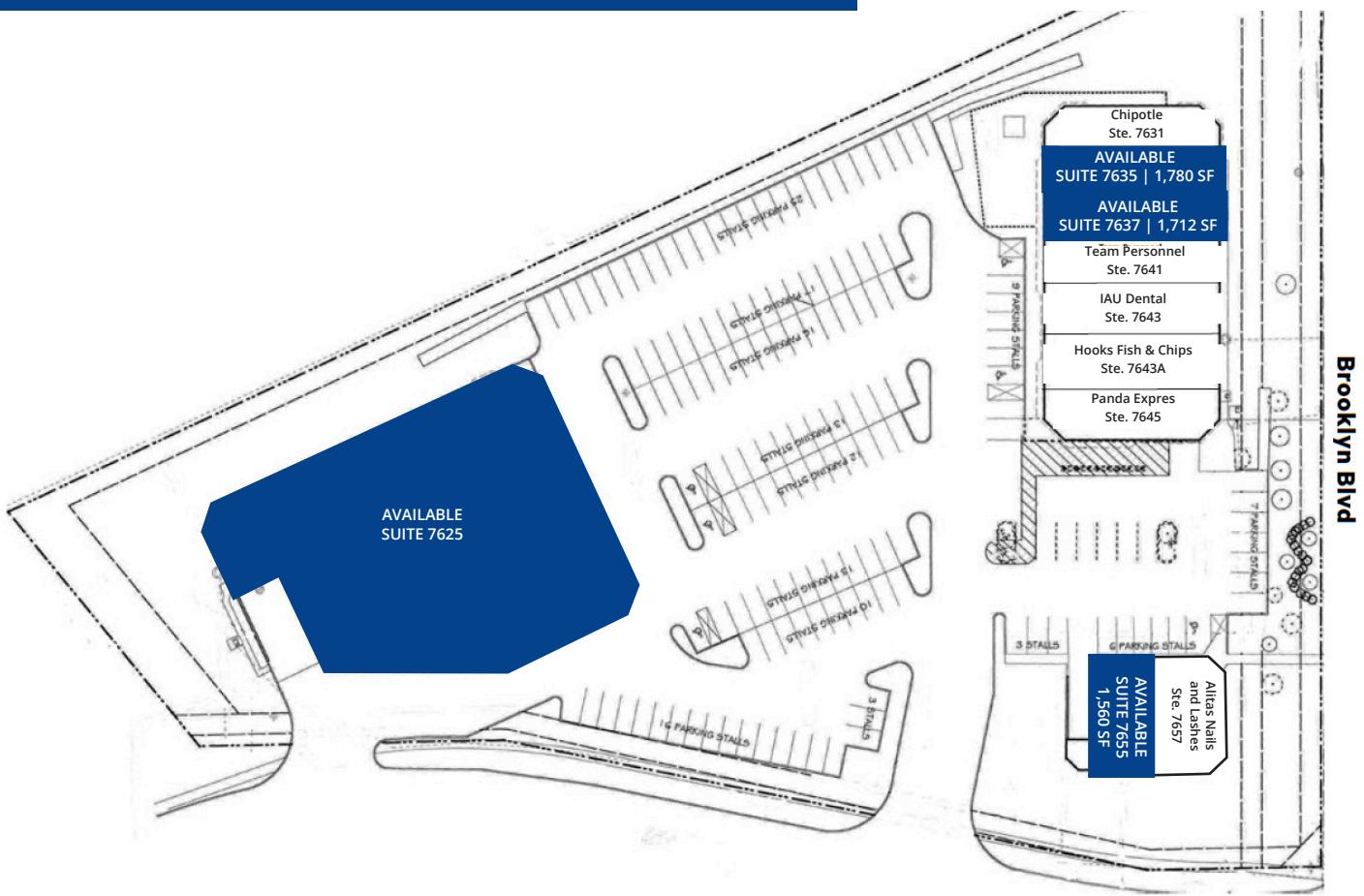
**and Confidential 1,560 SF Endcap Retail Space**

### HIGHLIGHTS and FEATURES

- Located at the intersection of Brooklyn Blvd & Bottineau Blvd
- High visibility and excellent access to I 694, Hwy 81, Hwy 610, and Hwy 169
- Proximity to residential neighborhoods ensures strong, repeat local customer base
- Near Hennepin Tech College and North Hennepin Community College
- Prominent signage opportunities
- Ample Parking: 165 spaces
- Ceiling height for Suite 7625: 18 ft to ceiling, 15.5 ft to load bearing beam, 16 ft to the rail/joist
- Co-tenants: Chipotle, Team Personnel, IAU Dental, Hook Fish & Chips, Panda Express, and Alitas Nails and Lashes

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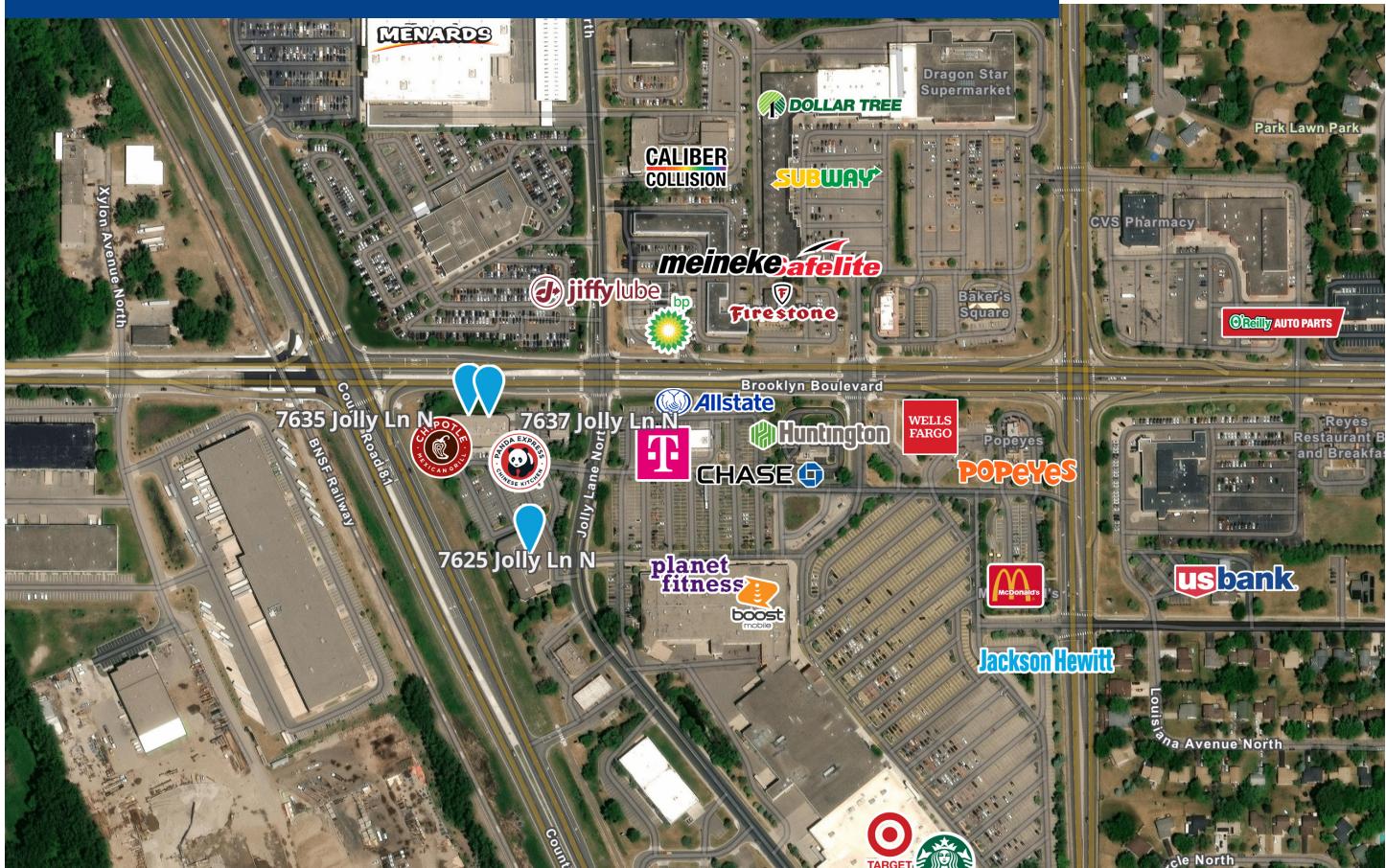
# Site Plan



## Building 7625



# Location Overview



## DEMOGRAPHICS and TRAFFIC COUNTS



### AVERAGE HOUSEHOLD POPULATION

1 Mile: 2,989  
3 Miles: 51,713  
5 Miles: 123,898



### AVERAGE HOUSEHOLD INCOME

1 Mile: \$61,202  
3 Miles: \$62,172  
5 Miles: \$72,337



### TRAFFIC COUNTS

Jolly Lane: 3,352 vpd  
Brooklyn Blvd: 18,100 vpd  
Hwy 81: 20,005 vpd



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