



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)
- 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

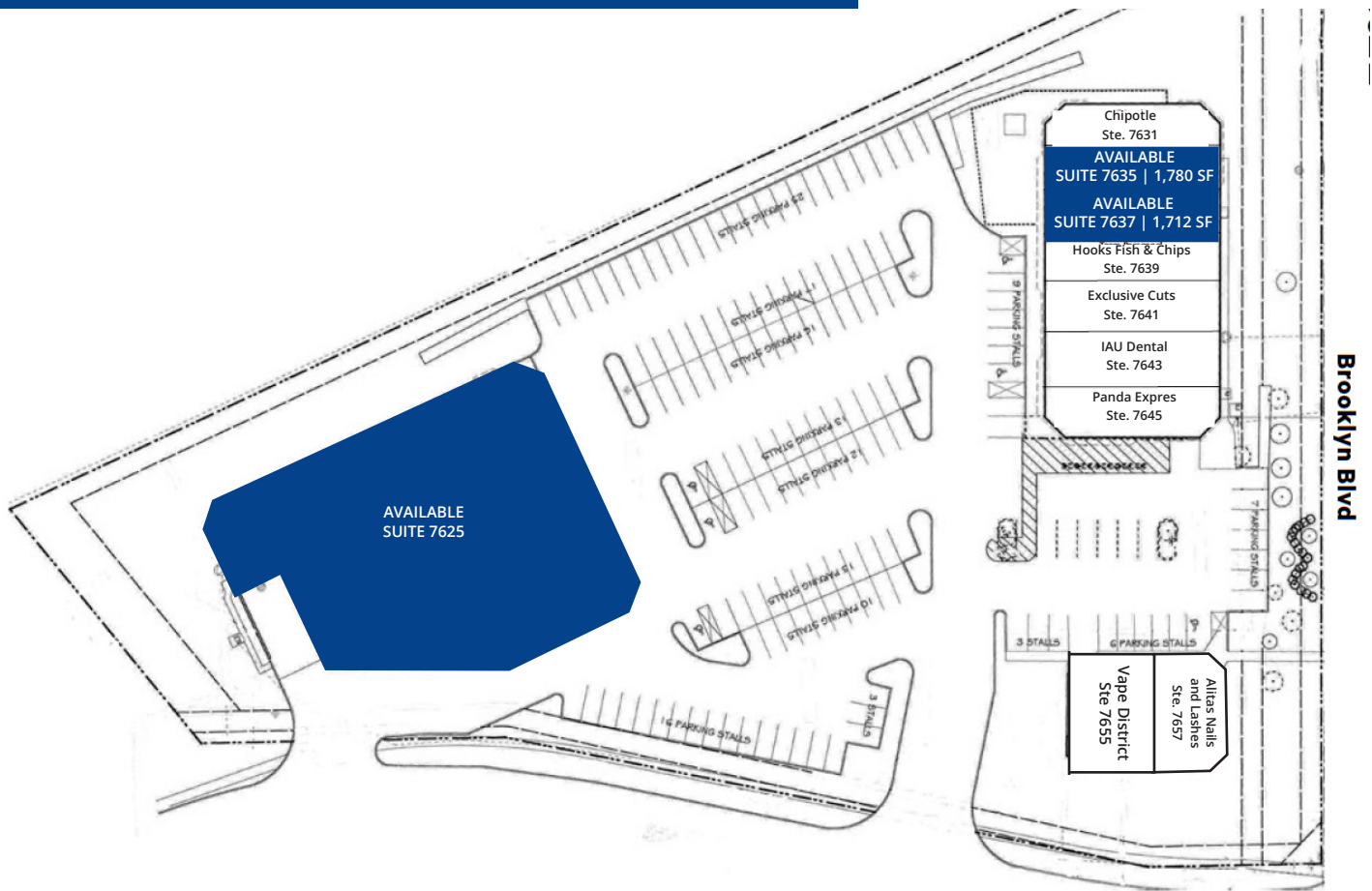
18,000 sf Freestanding Anchor Box 1,712 SF and 1,780 SF 2nd Generation Restaurant Spaces

Highlights & 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, Alitas Nails and Lashes, and Vape District

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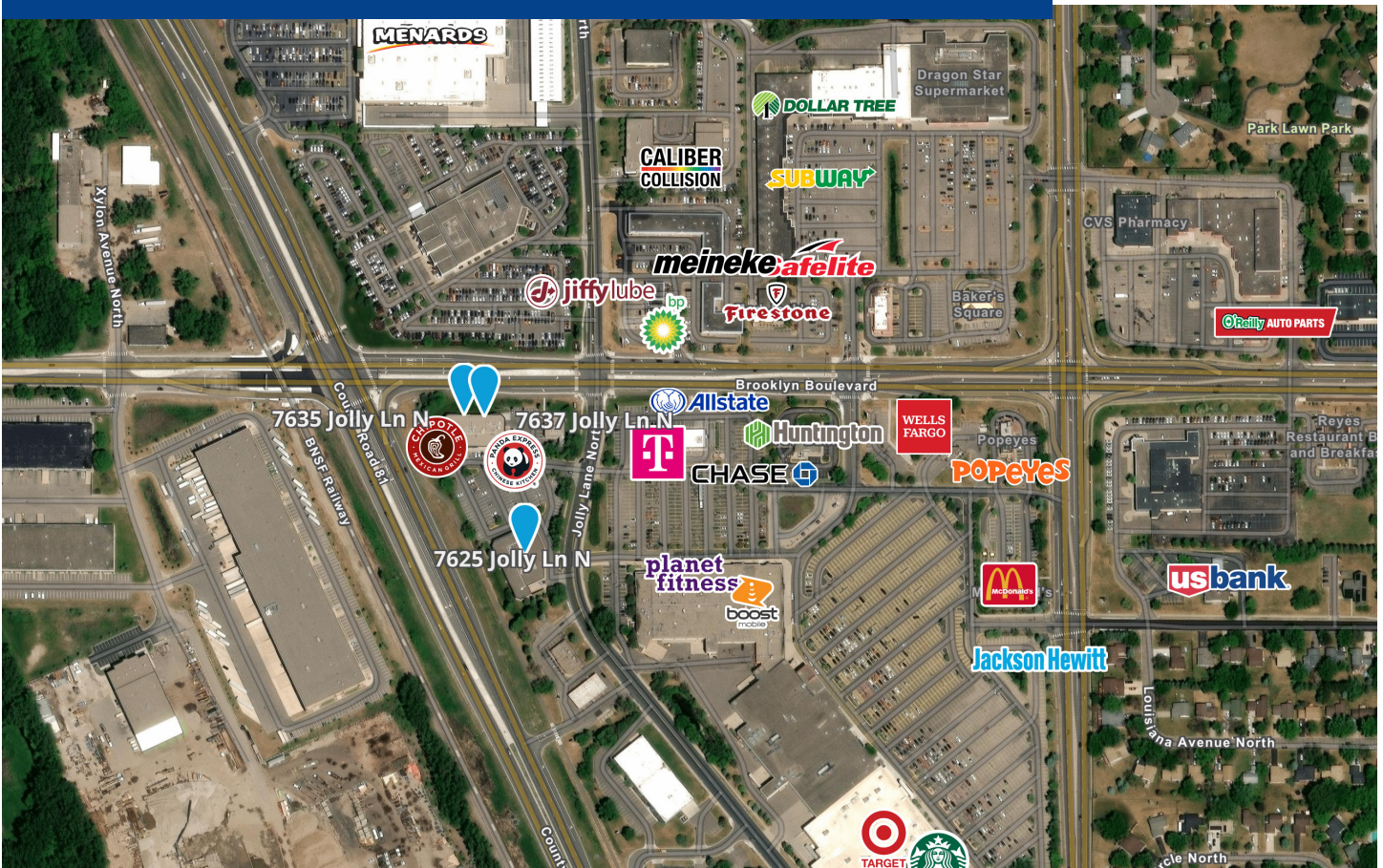
Site Plan



Building 7625



Location Overview



DEMOGRAPHICS and TRAFFIC COUNTS



AVERAGE HOUSEHOLD POPULATION

1 Mile: 6,837
3 Miles: 43,021
5 Miles: 90,233



AVERAGE HOUSEHOLD INCOME

1 Mile: \$91,879
3 Miles: \$88,976
5 Miles: \$108,000



TRAFFIC COUNTS

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

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