



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

Contact us:

Lisa Christianson

Senior Vice President
+1 952 393 1212
lisa.christianson@colliers.com

Emily Massie

Associate,
+1 612 750 6480
emily.massie@colliers.com

Colliers

1600 Utica Avenue South Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

PARK COMMONS SHOPPING CENTER

7625-7655 Jolly Lane | Brooklyn Park, MN

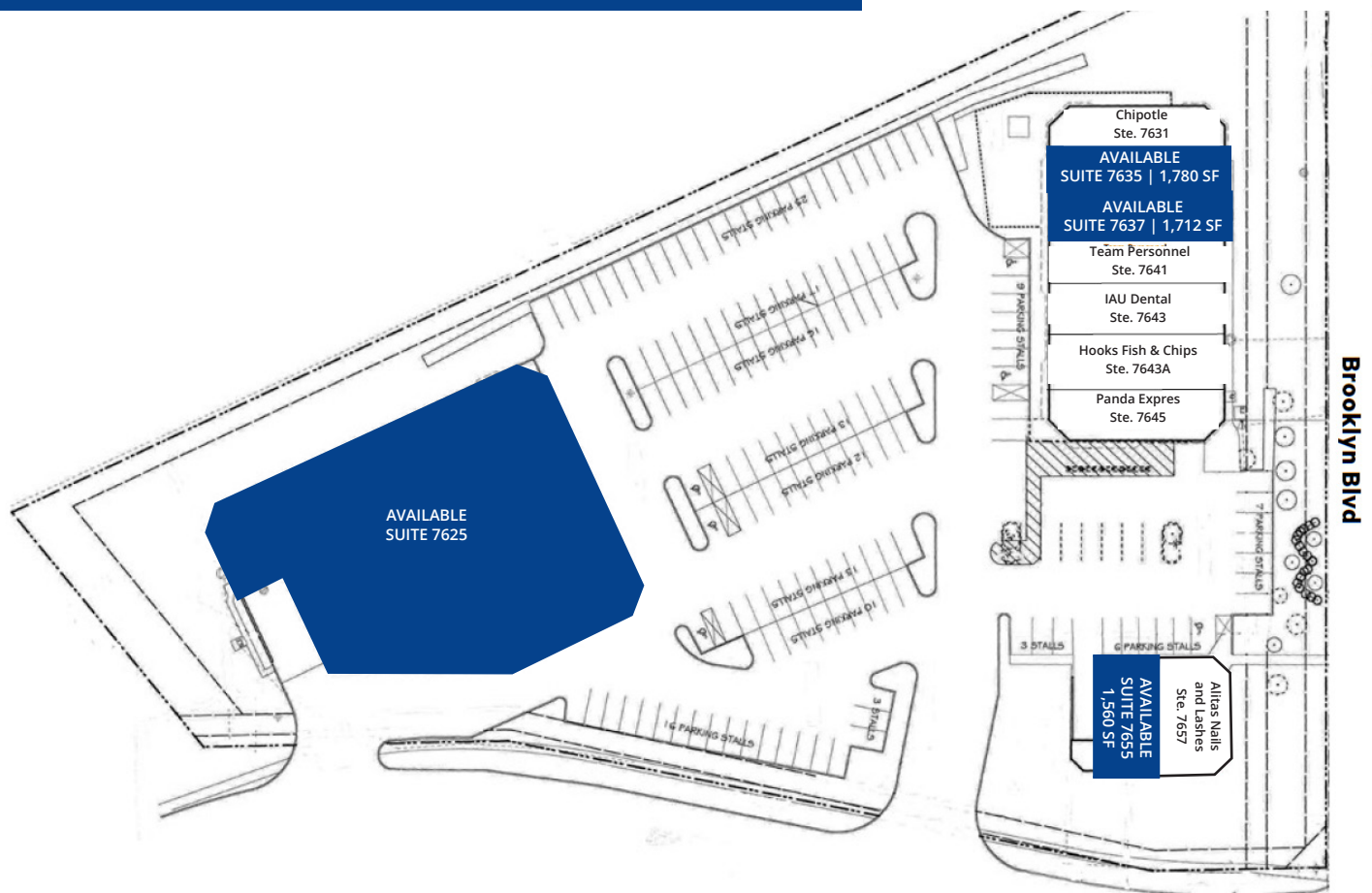
18,000 sf Freestanding Anchor Box
1,712 SF and 1,178 SF 2nd Generation
Restaurant Spaces
and Confidential 1,560 SF Endcap Retail Space

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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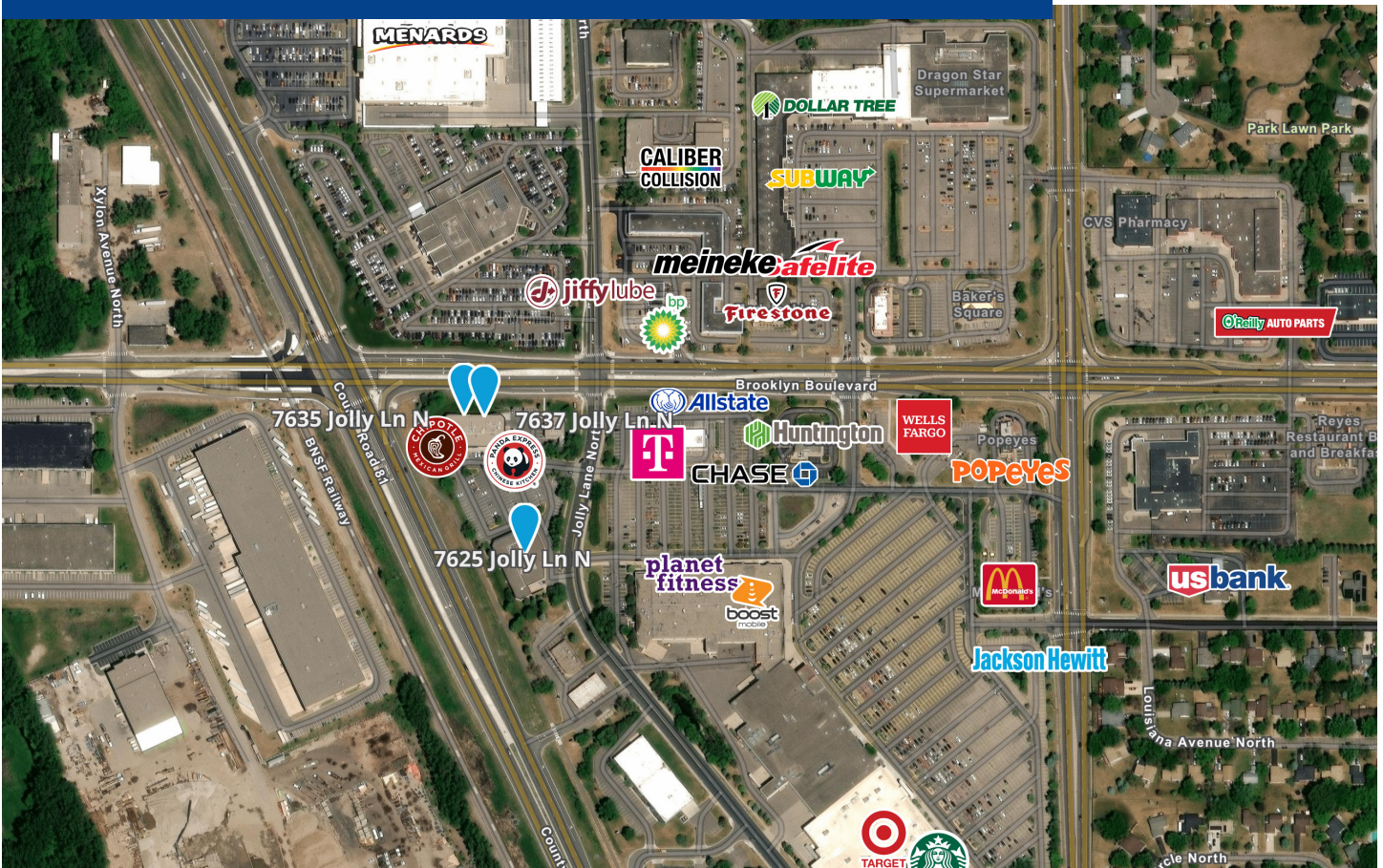
Site Plan



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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