



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

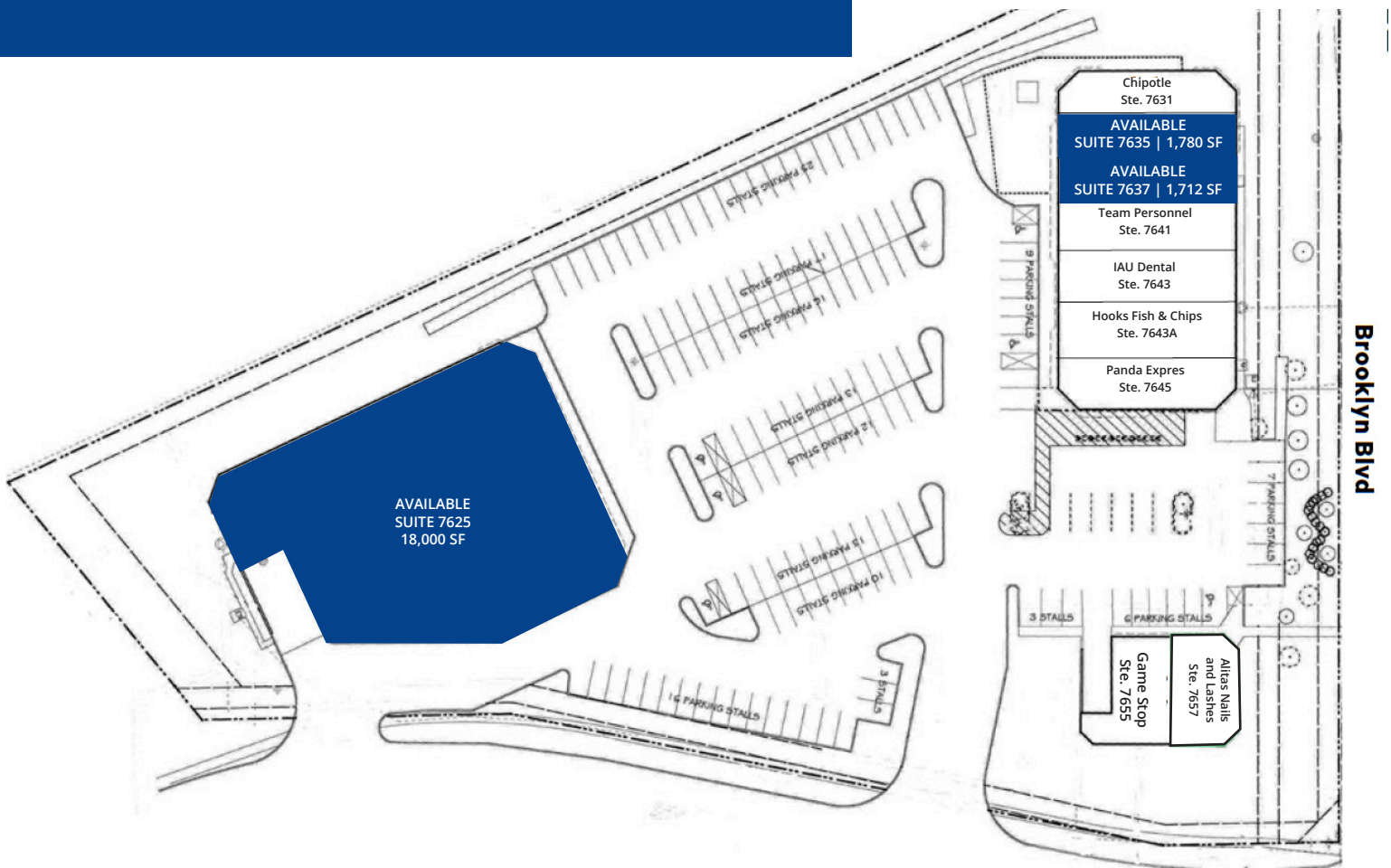
Freestanding Building and Endcap

HIGHLIGHTS and FEATURES

- Convenient access to I-694, Hwy 81, Bottineau Blvd, Hwy 610, Hwy 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, GameStop, and Alitas Nails and Lashes
- Area tenants: Walmart, Target, Cub Foods, McDonald's, Menards, Luther, BP, Fleet Farm, Jiffy Lube, and more

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Site Plan



Building 7625



Location Overview

Demographics & Traffic Counts

Average Household Population

1 Mile	6,685
3 Miles	88,589
5 Miles	236,558

Average Daytime Population

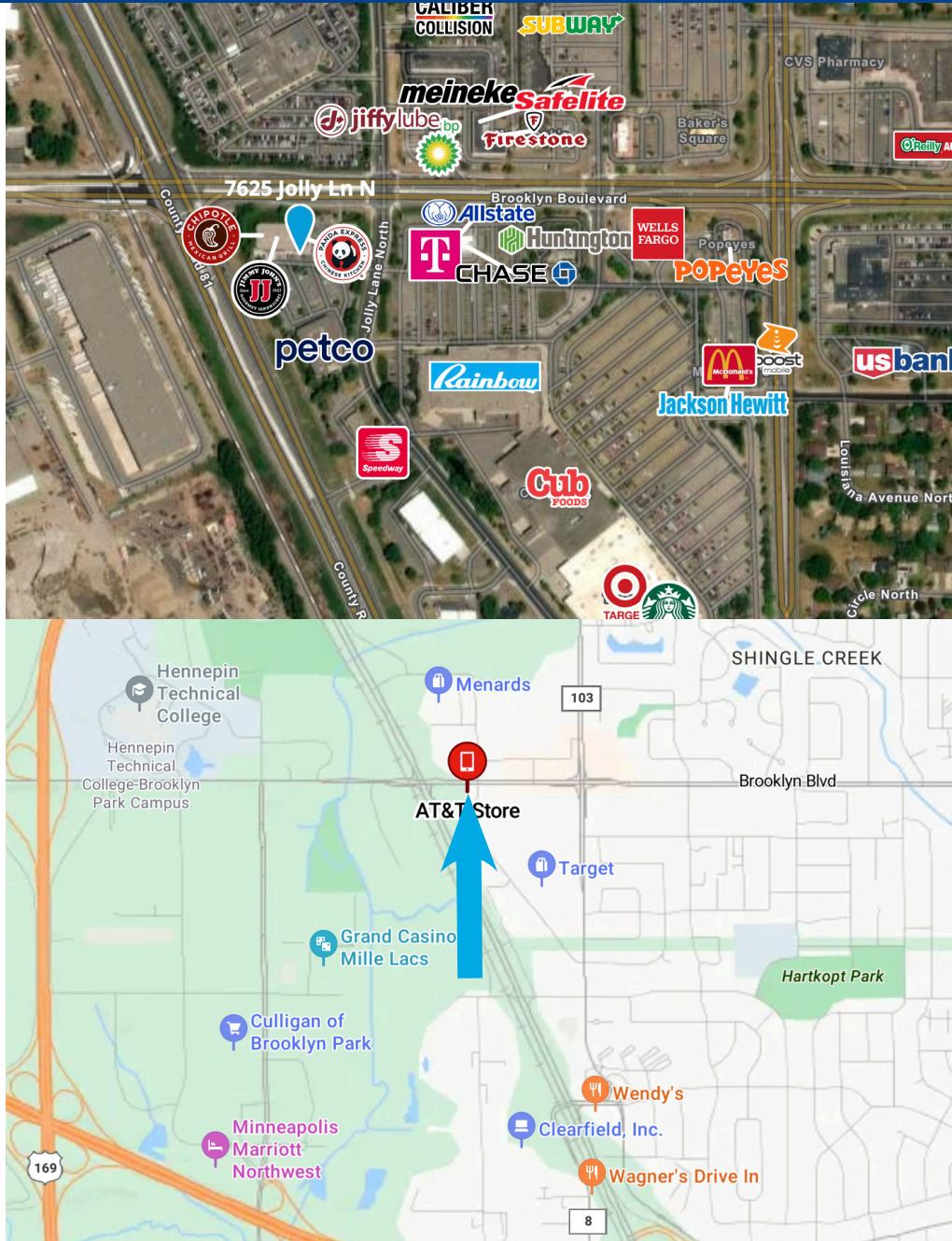
1 Mile	11,370
3 Miles	90,589
5 Miles	236,558

Average Household Income

1 Mile	\$75,767
3 Miles	\$85,287
5 Miles	\$101,107

Traffic Counts

Holly Lane	6,685 vpd
Brooklyn Blvd	18,100 vpd
Hwy 81	23,200 vpd



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