



# CHAMPLIN TOWN CENTER

## CHAMPLIN, MN

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### Project Highlights:

- Located at the SEQ of Highway 169 & 122nd Avenues
- Buy or B-T-S Land, or lease the existing retail space  
End cap space with drive thru IS available!
- Project currently includes the Kai Salon, The Little Gym, Pigtails & Crewcuts, and a wholesale home improvement center
- Plenty of on site parking for your customers and employees
- Join nearby retailers and co-tenants Target, Lifetime Fitness, McDonald's, The Little Gym, Kai Salon, and Northern School of Dance



### CONTACT

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**Location** 12182 Business Park Blvd, Champlin, MN 55316 (Hennepin County)

**Retail Scope** 19,520 sq ft center; newer construction on 4+ acres

**Purchase Offering** \$550,000-\$600,000 per 1 acre parcel

**Lease Space** Lease from 1,302-8,453 sq ft  
End cap with drive thru available

**Co Tenant Users** Fitness, Salon, Home Improvement Ctr

**Lease Offering** \$15.00-\$19.00 psf, NNN

**Taxes** \$5.13 psf, 2010 estimate

**CAM** \$2.05 psf, 2010 estimate

**Total Ops** \$7.18 psf, estimate includes CAM, Tax, Specs, and Insurance

**Demographics (2009)**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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Population	8,724	61,041	147,530
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Households	3,257	22,753	53,278
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Avg. HH Income	\$96,651	\$86,247	\$93,398
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**Traffic Counts (MNDOT 2007)** Along Highway 169:  
36,000 vpd

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