



EDINBURGH PLAZA

BROOKLYN PARK, MN

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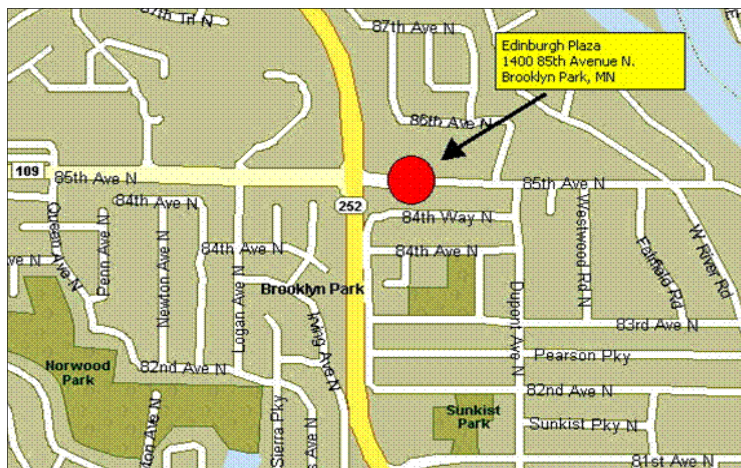
Property Highlights:

Edinburgh Plaza is a great neighborhood shopping center that is positioned in the NE quadrant of Highway 252 and 85th Avenue in Brooklyn Park, MN.

Located adjacent to McDonald's and anchored by Anytime Fitness.

Edinburgh Plaza has attracted a handsome variety of well-known tenants including: Subway, Express Cuts, the Physicians Group, and China Hope Restaurant.

Excellent daily traffic counts have been recorded as recently as 2007 by MNDOT. 52,000+ vehicles travel along Highway 252 at this daily, along with 7,100 vehicles reported along 85th Avenue N (east of Hwy 252) at the intersection of this project.



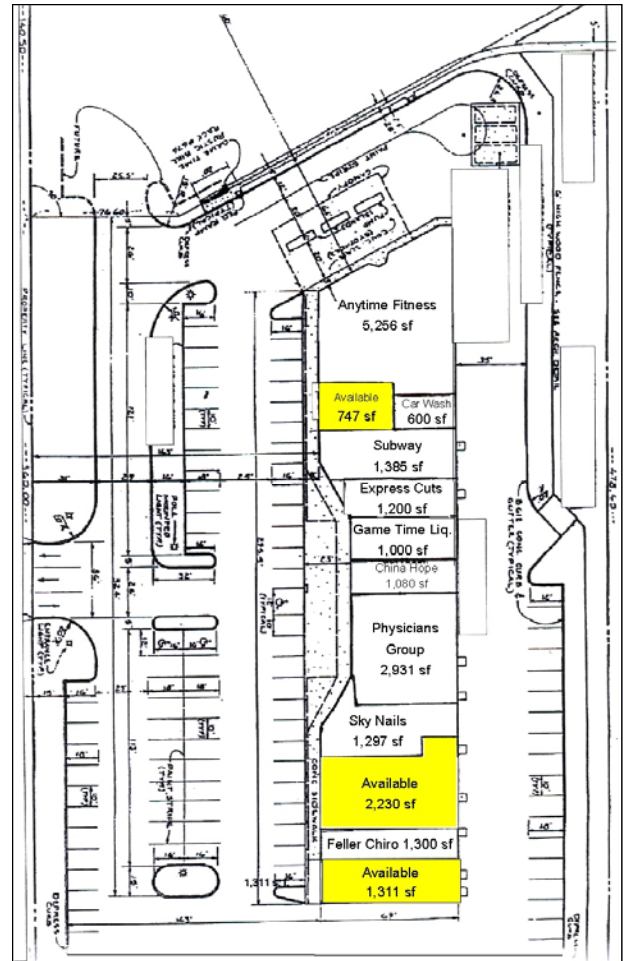


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Location	1400 85th Avenue North, Brooklyn Park, MN 55444 (Hennepin County)
Building Size	19,897 sf
Usage Type	Service-Retail-Office
Available	747-2,230 sf spaces
Lease Rate	\$16.00-\$18.00 psf, NNN
2010 CAM	\$4.46 psf, estimated
2010 Taxes	\$4.15 psf, estimated
2010 Total Ops	\$8.61 psf, estimated
Parking	92 stalls on-site
Nearby Retailers	Festival Foods, McDonald's Little Cesar's Pizza

Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,676	83,767	233,562
Households	3,787	32,056	91,596
Avg. HH Income	\$99,277	\$82,918	\$78,424



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