Davis

Pad Site Available

6201 96th Lane N, Brooklyn Park, MN 55445

- Land for sale or build-to-suit
- Surrounded by new retail and housing
- Great visibility and access to Highway 610
- Adjacent to new Class "A" Medical Building
- Zoning: TC - Town Center

Lot Size	Sale Price:
3.14 Acres	$15.50/sq. ft.

NEARBY TENANTS

Allina Health Surgery Center

PrairieCare
A University of Minnesota Medical School Affiliate

LA FITNESS

HyVee

TRAFFIC COUNT

70,000 vehicles on Hwy 610 A.A.D.T.
(average annual daily traffic)
26,400 on Zane Avenue

2025 ESTIMATED POPULATION

1 mile:	9,860
3 miles:	84,981
5 miles:	222,540

2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile:	$149,979
3 miles:	$128,429
5 miles:	$115,411

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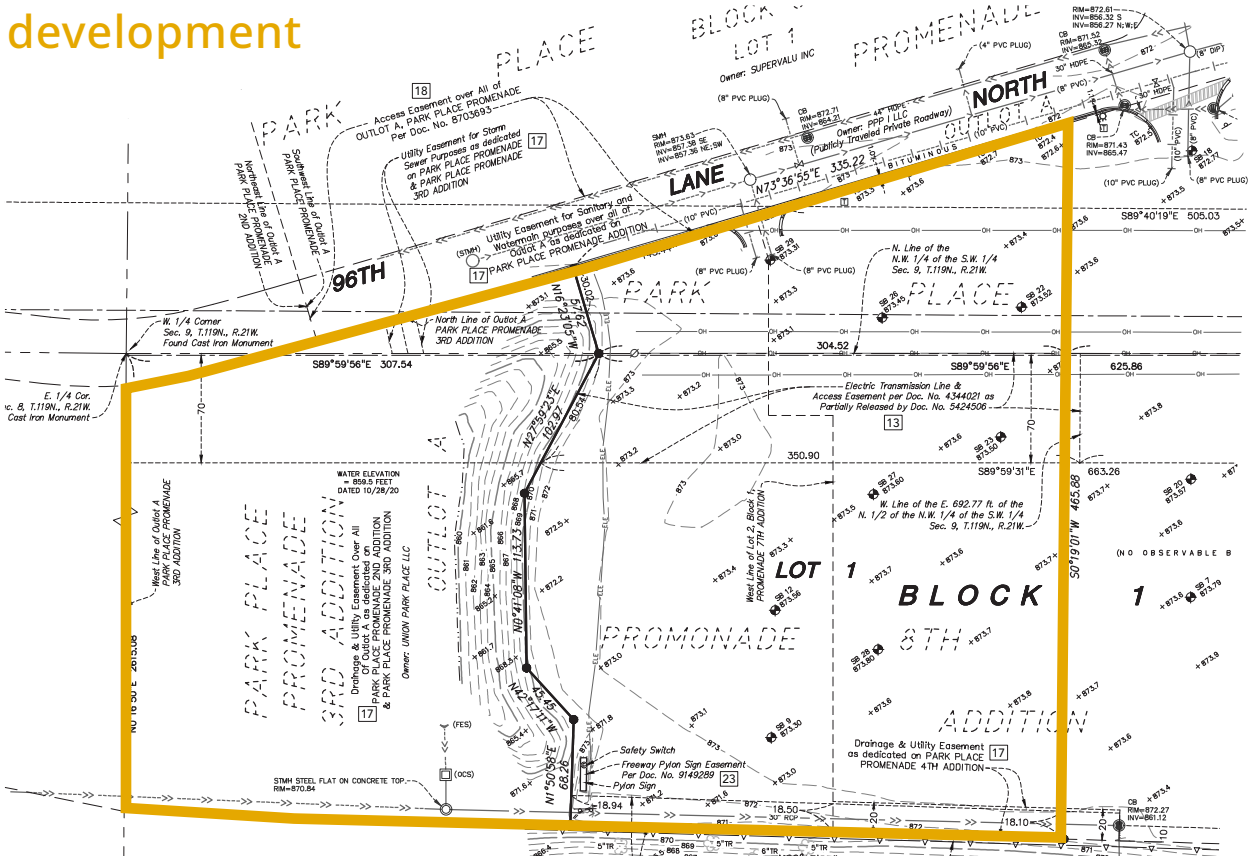
Site Plan

3.14 acres of development ready land



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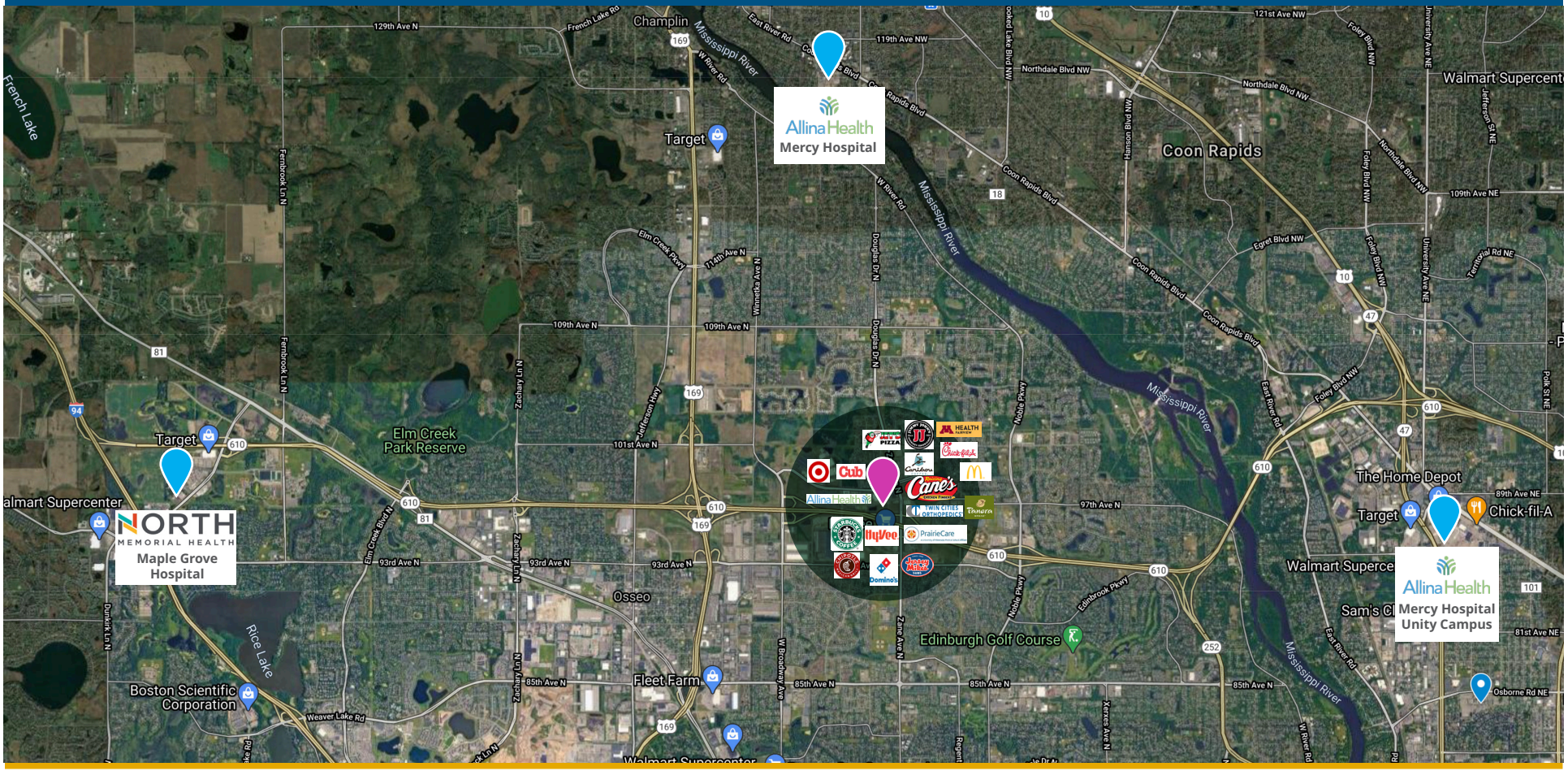
Area Map



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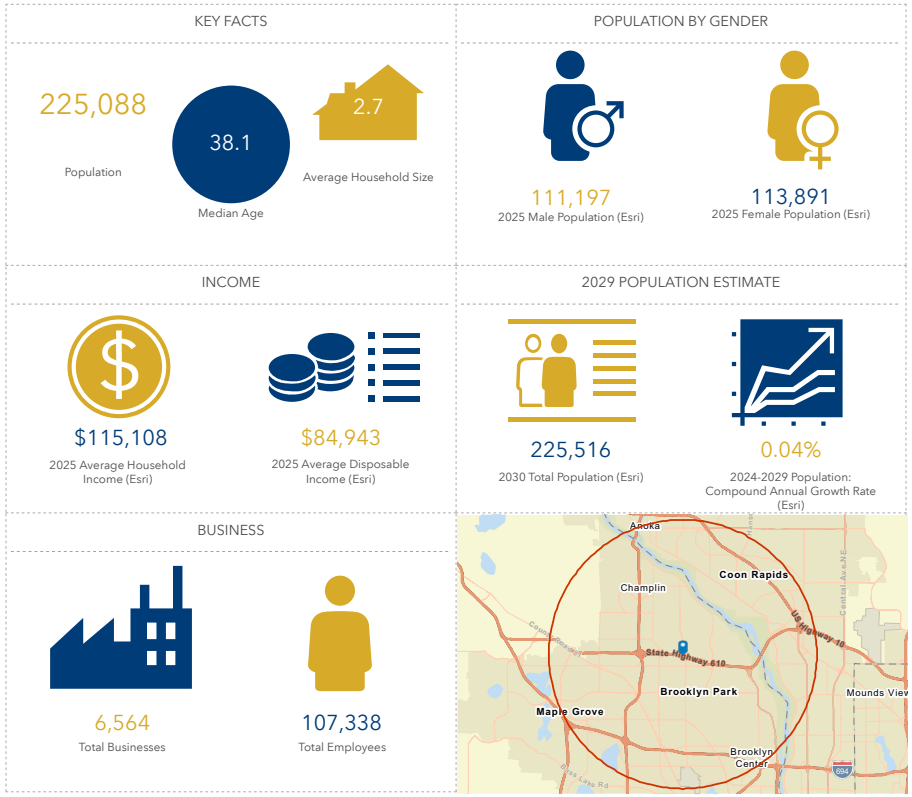
The Brooklyn Park Market

Top Employers	# Of Employees	Type
Target Corporation	4,000	Retail Trade
Cat Paving	700	Manufacturing
NHCC	433	Educational Services
HyVee	500	Retail Trade
Medtronic	420	Manufacturing
Accellent	395	Manufacturing
Olympus	385	Manufacturing
GLS	375	Manufacturing
Cirtec Medical	350	Manufacturing
City of Brooklyn Park	335	Government/Public

Key Facts



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