

FOR LEASE RETAIL

Starlite Center
8069 Brooklyn Boulevard, Suite A
Brooklyn Park, MN 55445



SUMMERHILL
Commercial Real Estate, LLC



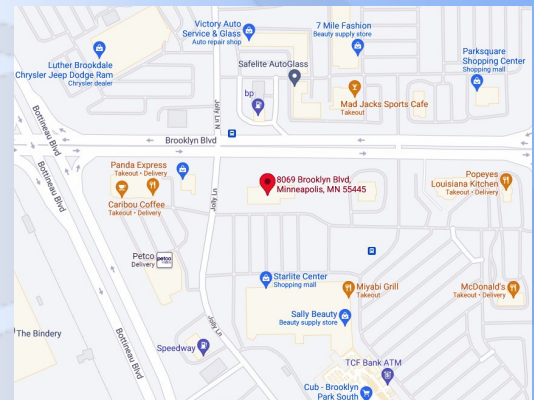
LEASE DETAILS:

8069 Brooklyn Boulevard, Suite A:	1,500 SF
Net Rental Rates:	\$24.00 PSF
Estimated CAM & Taxes:	\$13.30 PSF Estimated

FEATURES:

- Good image retail building built in 1995.
- Excellent visibility on Brooklyn Boulevard.
- Just east of the corner of Brooklyn Blvd and County Road 81/Bottineau Boulevard.
- Other tenants include T-Mobile, Angelea's Kitchen, All State, and MN Trendsetters.
- Other users in the vicinity include Chase Bank, Target, Planet Fitness, Chipotle, Panda Express, McDonald's, Huntington Bank, Popeyes Chicken, Mad Jacks Sports Café.
- Prominent monument signage and signage on front of the building.
- Good Access to Hwy 169 and County Road 81/Bottineau Boulevard.
- Strong retail trade area.
- Traffic counts: 18,100 vpd on Brooklyn Blvd and 23,584 vpd on Bottineau Blvd (2025/MNDOT)
- Demographics: 7,651-1 mile, 90,414-3 miles, 236,394-5 miles (2025 ERSI).
- Avg. HH Income: 92,494-1 mile, 108,275-3 miles, 124,350-5 miles (2025 ESRI).

**All information in this brochure is deemed reliable, but not guaranteed.*



CONTACT:

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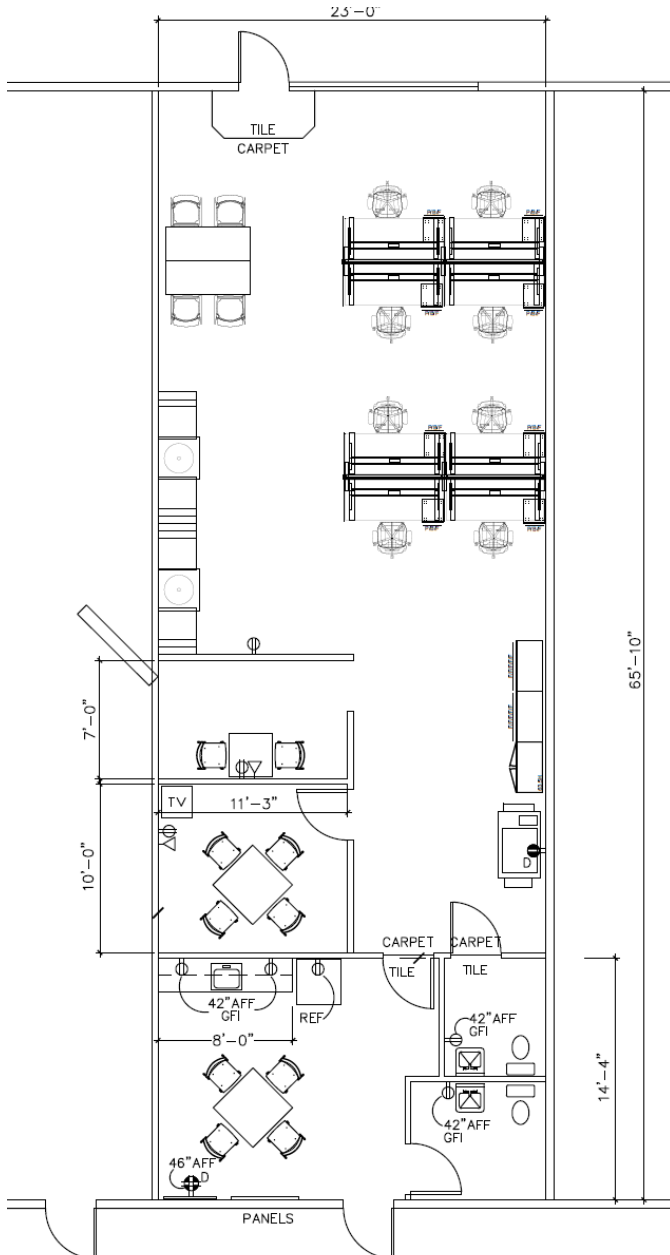
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SUITE A SPACE PLAN: 1,500 SF RETAIL



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