

Colliers



FOR LEASE

Elm Creek Center

11175-11191 Commerce Dr N | Champlin, MN

2,661 SF Retail Space

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Property Highlights

- Highly visible end-cap retail suite
- Drive-thru capability (rare for this size range)
- Large open floor plan with flexible layout
- Easy access to major retail corridor in Champlin



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	6,722	61,154	170,962
Median HH Income	\$121,178	\$103,718	\$101,568
Average HH Income	\$151,323	\$129,940	\$128,056
Daytime Population	5,801	61,575	173,082

Description

Strip Center

Year Built

2002

Building Size

8,158 SF

Available

Suite 11191: 2,661 SF

2026 Expenses

\$ 12.50 PSF Tax/CAM

* Electric and Gas are separately metered for each space

Traffic Count

US 169: 46,784 vehicles per day

Elm Creek Highway: 11,229 vehicles per day

Jefferson Highway: 9,182 vehicles per day

Area Tenants



Plans | Photos





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