



BROADWAY SQUARE

8401 W Broadway, Brooklyn Park, MN 55445

The Broadway Square Shopping Center has long been a healthy neighborhood center with strong local businesses. Many of them boast decades of business at the center and are a staple in the community. The property is perfectly positioned on the busy intersection of W Broadway and 85th Ave N., across the street from North Hennepin Community College, and benefits from the substantial commuter student enrollment.

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Property Summary

CAM/TAX:	\$8.85 PSF
Lease Rate:	\$14.00 PSF
Lot Size:	5.15 Acres
Building SF:	50,574
Year Built:	1984

Suite 8465 - 3,227 SF

Suite is currently configured as a chiropractic clinic with multiple private offices/rooms and a reception/waiting area—ideal for medical, wellness, professional services, or educational users seeking a fast, cost-effective move-in. Can remain offices or open up for a large retail storefront or showroom.

Suite 8417 - 2,166 SF

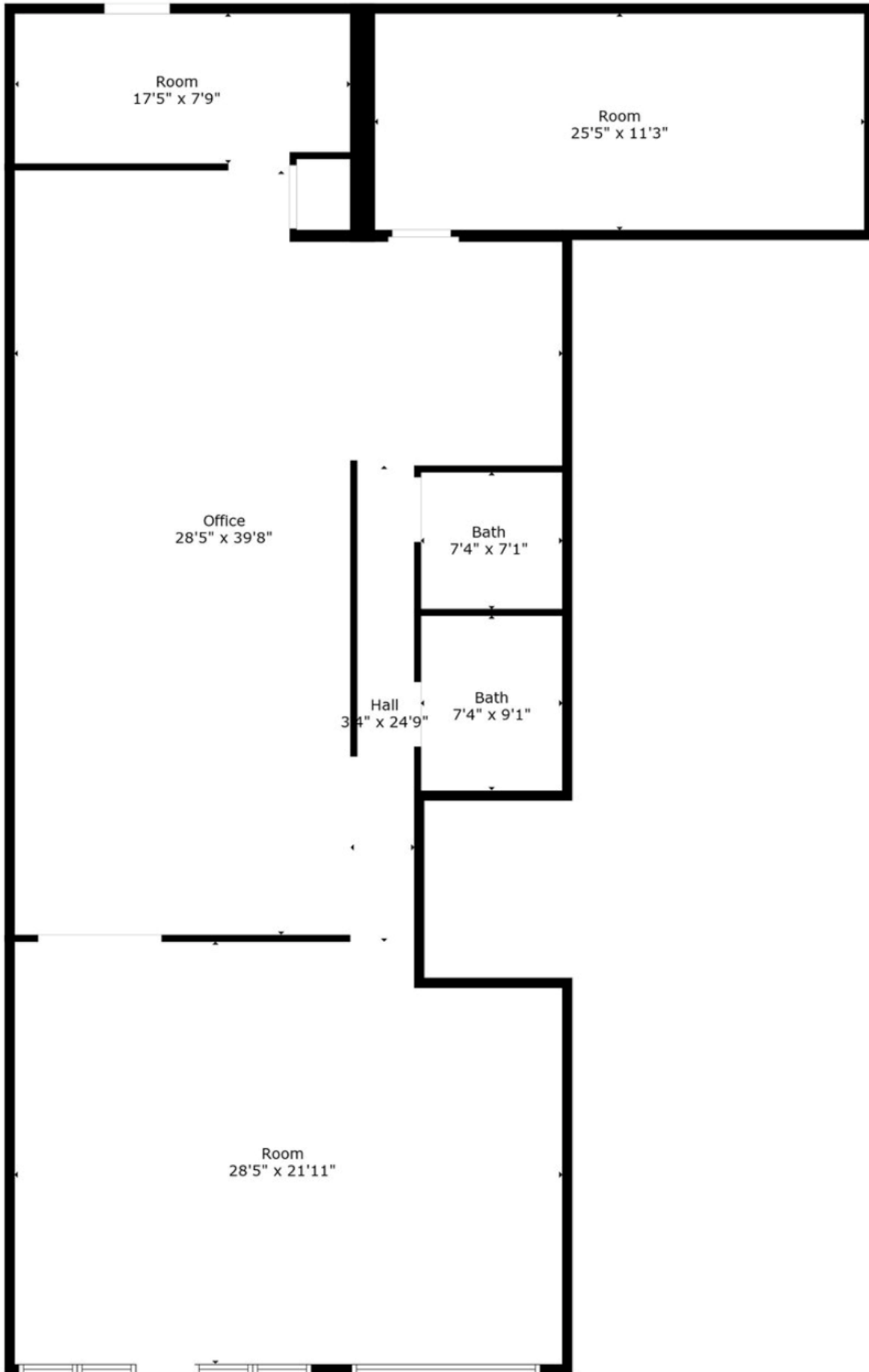
Flexible suite is built out with open retail/office space. It was formerly an adult daycare. Great opportunity for a retail store, educational or fitness user or service business.

Prominent visibility at W Broadway Ave & 85th Ave N with strong traffic counts. Neighborhood center co-tenancy includes service and daily-need operators plus Caribou Coffee, supporting consistent customer traffic. Ample surface parking and strong area demographics/daytime population.

SUITE 8417 FLOORPLAN

BROADWAY SQUARE

8401 W Broadway
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SUITE 8417 PHOTOS

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BUILDING PHOTOS

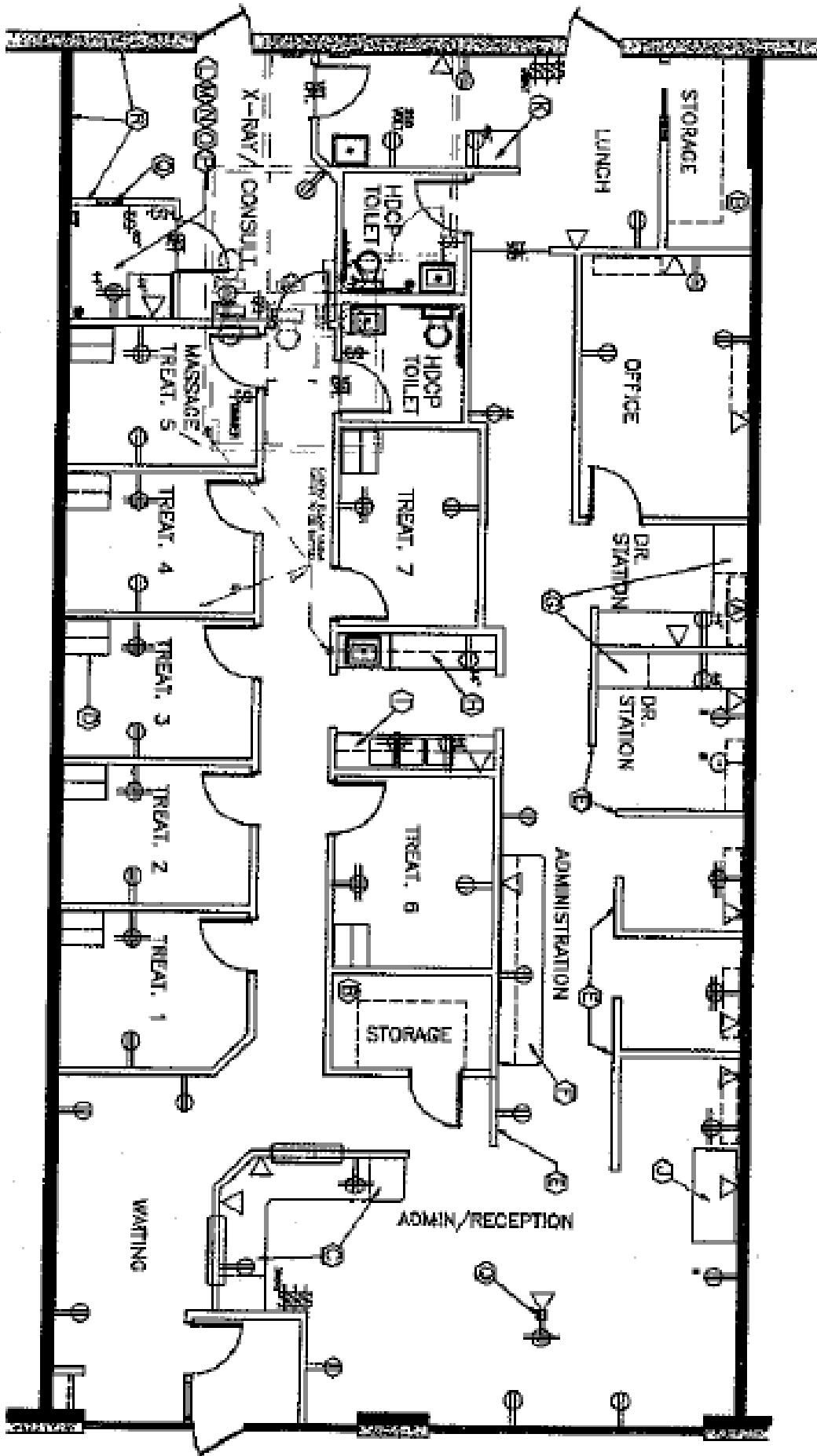
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LOCATION MAP

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