



FOR SALE



6251 110th Ave N, Champlin, MN

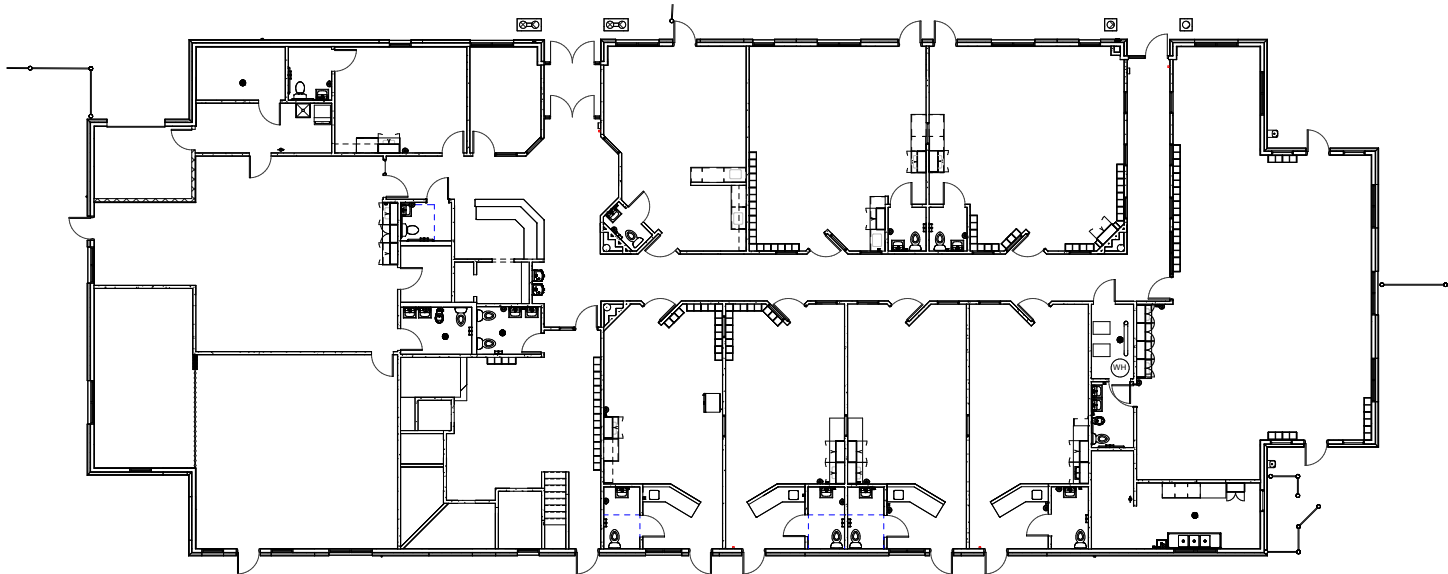
PROPERTY SUMMARY

Property Highlights

- Great suburban market with strong demographics.
- Located near Champlin High School, Jackson Middle School, Oxbow Creek Elementary and the Academy for Math.
- Existing daycare and playground.

PROPERTY INFORMATION

Building Size:	11,954 SF
Land Size:	1.3 Acres
Year Built:	1998
Parking Ratio:	4.00/1,000 SF
Sale Price:	Negotiable
2026 Real Estate Taxes:	\$49,429



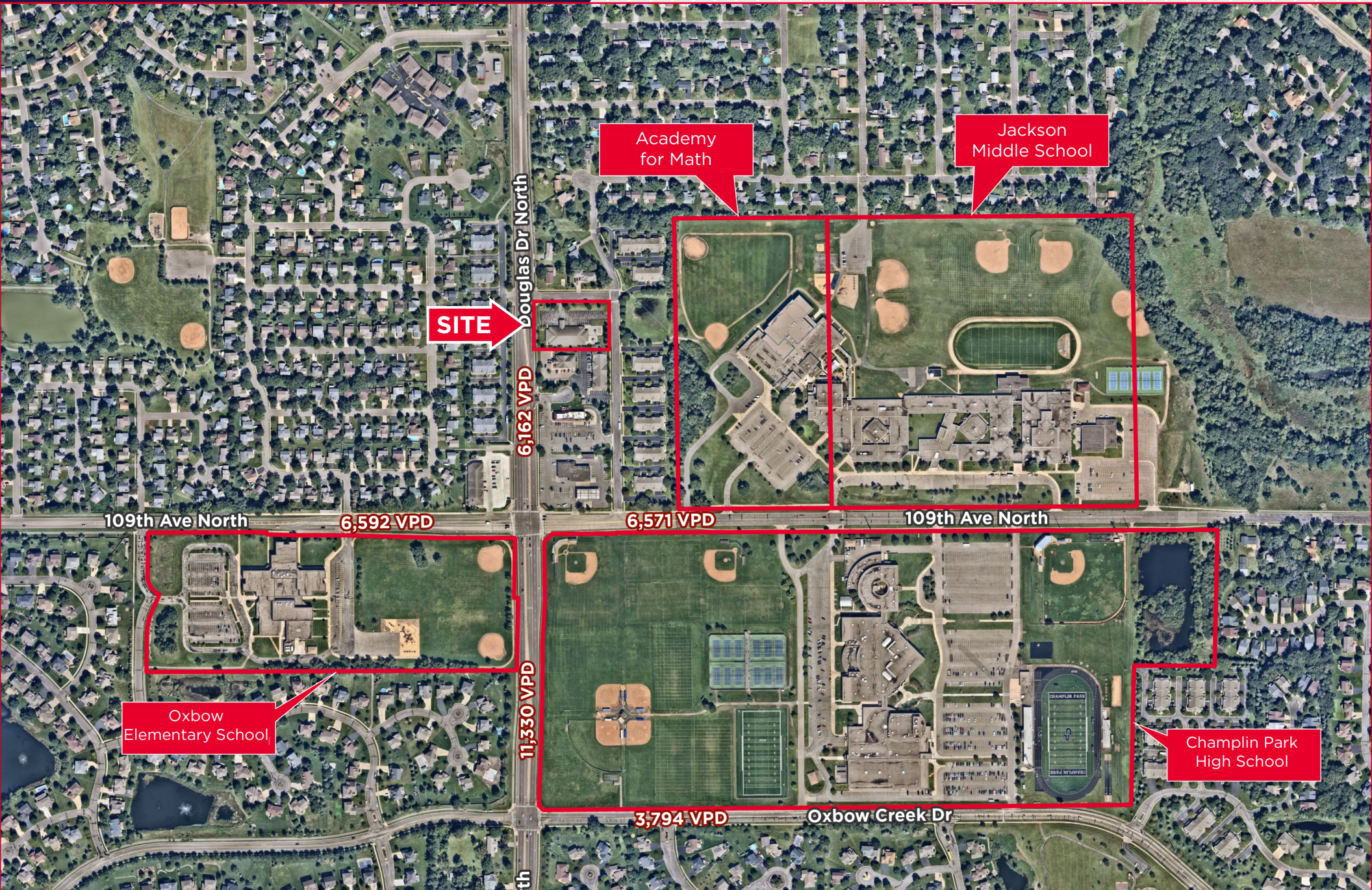
PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



AERIAL MAP



SITE

Academy for Math

Jackson Middle School

Douglas Dr North

6,162 VPD

109th Ave North

6,592 VPD

6,571 VPD

109th Ave North

Oxbow Elementary School

11,330 VPD

Champlin Park High School

3,794 VPD

Oxbow Creek Dr

NEIGHBORHOOD DEMOGRAPHICS



2024
POPULATION

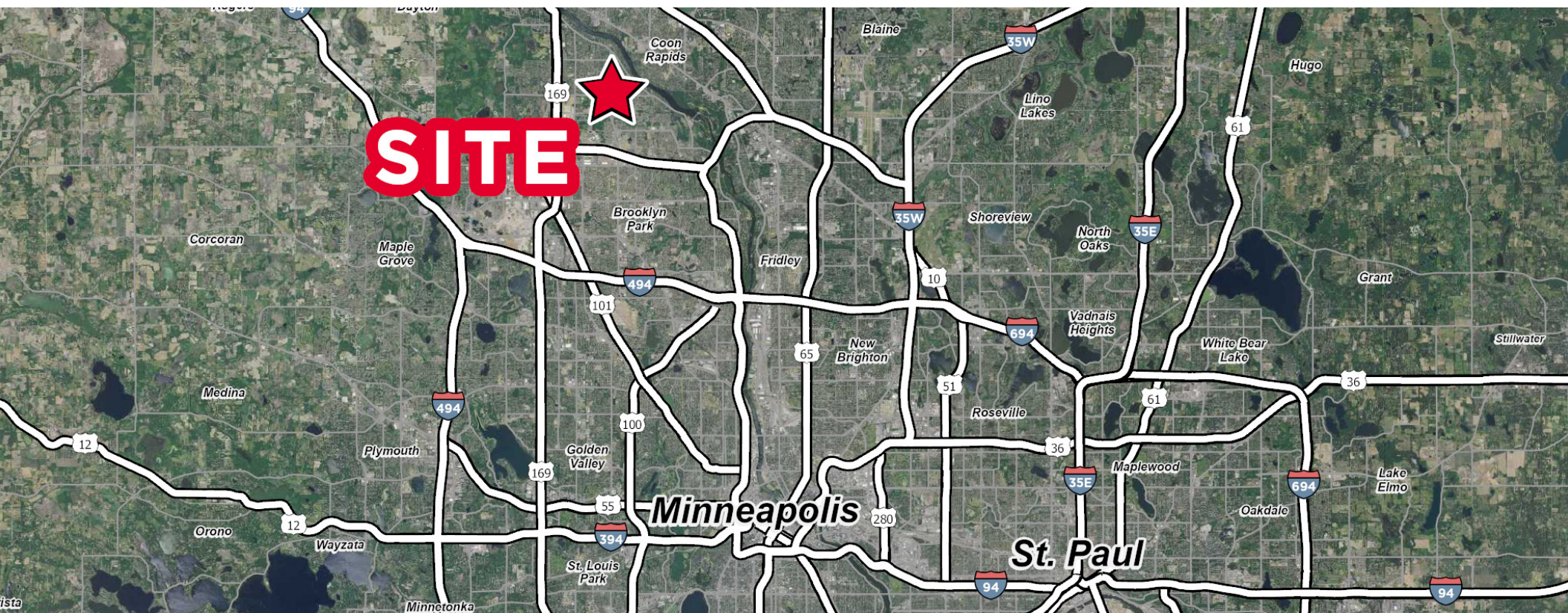


2024 AVERAGE
HOUSEHOLD INCOME



2024
DAYTIME EMPLOYMENT

1 Mile	7,469	\$136,962	1,007
3 Miles	73,712	\$110,520	27,148
5 Miles	222,935	\$103,354	88,981



TWIN CITIES OVERVIEW

Minneapolis is home to **seven professional sports teams** and was crowned the best city to be a sports fan in in 2023. In the last six years Minneapolis hosted the **2018 Super Bowl**, the **2024 US Gymnastics Olympic Trials**, **NCAA Women's Volleyball Championship**, the **NCAA Final Four**, the **NCAA Women's Final Four**, the **Summer X Games**, the **2019 KPMG Women's PGA Championship**, and is the home of the **PGA Tour's 3M Open**.



MEN'S FOOTBALL



MEN'S HOCKEY



WOMEN'S BASKETBALL



MEN'S BASEBALL



MEN'S BASKETBALL



MEN'S SOCCER



MEN'S BASEBALL



WOMEN'S HOCKEY

UPCOMING TWIN CITIES EVENTS



**2025
NCAA WOMEN'S ICE
HOCKEY FROZEN FOUR**



**2026
WORLD JUNIORS
HOCKEY CHAMPIONSHIP**



**2026
SPECIAL OLYMPICS
USA GAMES**



**2029
RYDER CUP**

Headquartered In Greater MSP

FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	5	\$324.1
2	Target Corporation	33	\$109
3	CHS	90	\$47.8
4	Best Buy	94	\$46.3
5	3M	116	\$34.2
6	U.S. Bancorp	149	\$27.4
7	C.H. Robinson Worldwide	160	\$24.6
8	Land O' Lakes	213	\$19.2
9	General Mills	219	\$18.9
10	Xcel Energy	271	\$15.3
11	Ameriprise Financial	289	\$14.3
12	Ecolab	293	\$14.1
13	Hormel Foods	330	\$12.4
14	Thrivent Financial	412	\$9.3
15	Polaris Industries	424	\$8.9

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
1	Cargill	Food, Drink, & Tobacco	\$165	155,000
115	Mortenson	Construction	\$4.8	3,000
119	Digi-Key Electronics	Capita Goods	\$4.71	5,135
139	Ryan Companies	Construction	\$4	1,250
158	Andersen	Construction	\$3.4	11,000
178	Rosen's Diversified	Food, Drink, & Tobacco	\$3.1	4,000
204	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.7	3,500
237	Taylor	Media	\$2.3	12,000

CONTACT FOR MORE INFORMATION:



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