

ROBIN CENTER

4044 - 4152 LAKELAND AVENUE N., ROBBINSDALE, MN 55422

RETAIL FOR LEASE



OFFERING SUMMARY

AVAILABLE SF:	Robin Center Upper 3,028 SF
	Robin Center Lower Suite 4072: 3,600 SF - 10,800 SF Suite 4084: 4,320 SF <i>potential to combine for 15,120 SF</i>
LEASE RATE:	Negotiable
TAX/CAM:	\$8.65 PSF (2026)
CROSS STREETS:	Shoreline Drive and Hwy 81
ZONING:	B-4 - Retail Community Business

PROPERTY OVERVIEW

Well established retail shopping center in the heart of Robbinsdale. Excellent mix of regional, national, and locale co-tenants to draw in consumers. Zoned B-4 allowing for a wide variety of permitted uses. Direct visibility on Hwy 81 (Bottineau Blvd) which sees over 21,700 vehicles per day.

PROPERTY HIGHLIGHTS

- Heart of Robbinsdale's Retail Corridor
- Convenient to Hwy 100, Hwy 169, and I-94
- Regional, National, and Local Co-Tenants
- Prominent Visibility, Pylon/Monument & Building Signage
- Ample Parking



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

DAVID LUND

Senior Associate
(651) 354-5637
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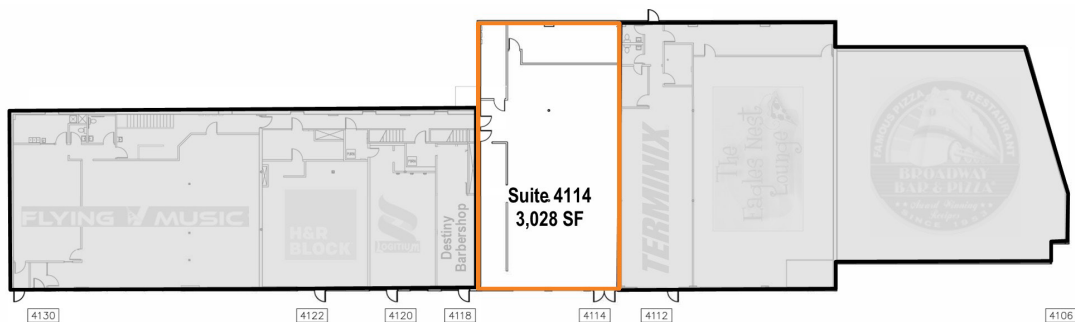
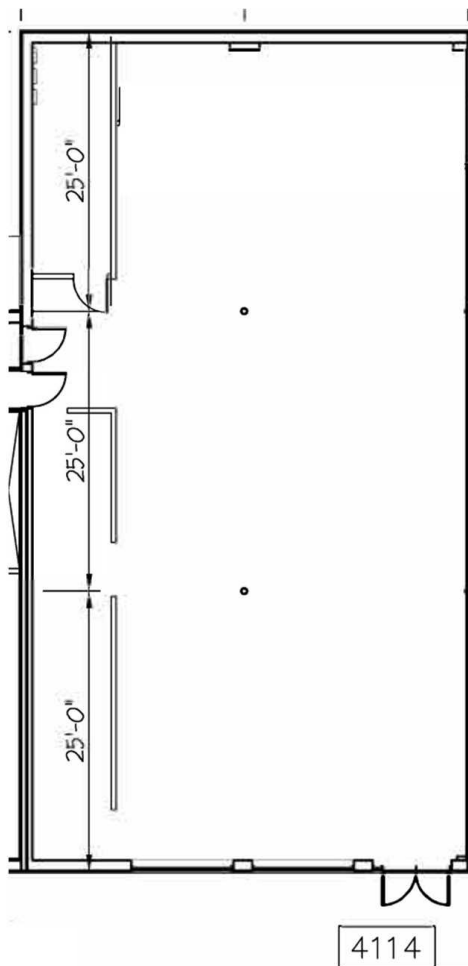
SUITE 4114: 3,028 SF

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ROBIN CENTER UPPER

SUITE 4114

3,028 SF



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SUITE 4072: 3,600 up to 15,120 SF

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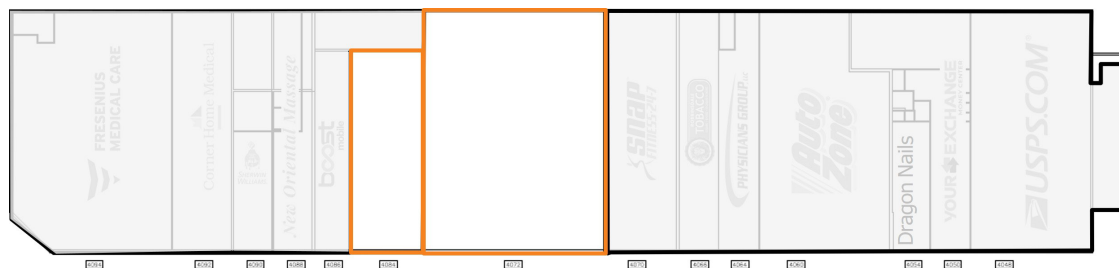
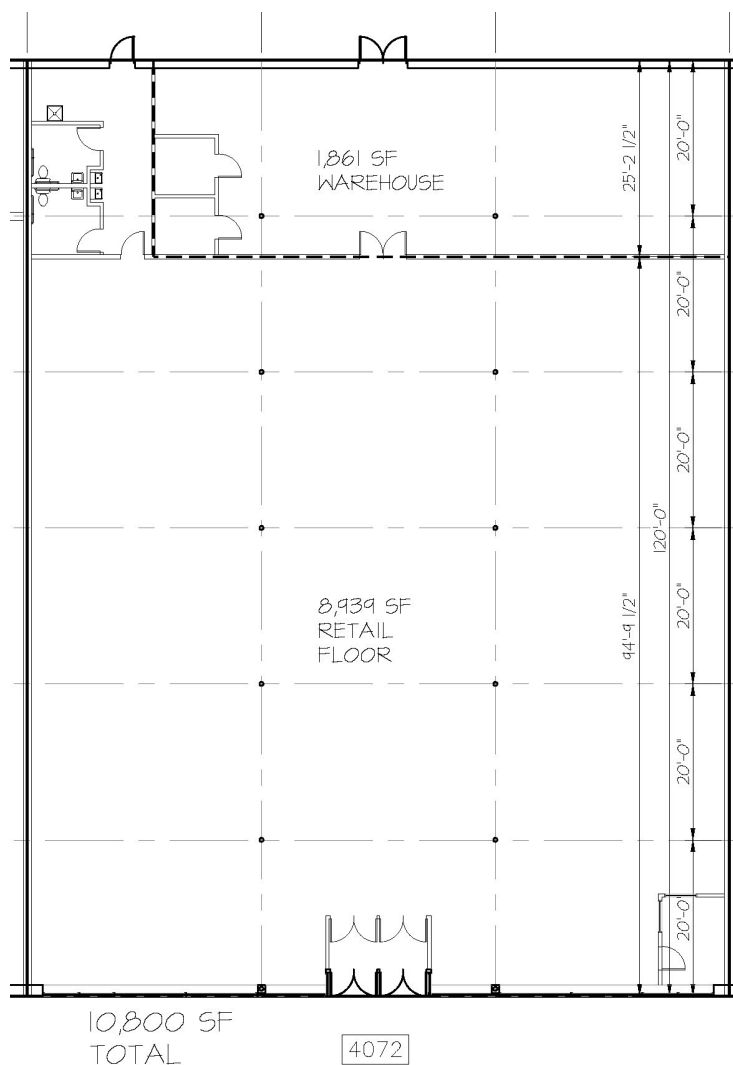
ROBIN CENTER LOWER

SUITE 4072

10,800 SF:

1,861 SF Warehouse / 8,939 SF Retail

- potential to demise down to 3,600 SF
- potential to combine with 4072 for 15,120 SF contiguous



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SUITE 4084: 4,320 SF up to 15,120 SF

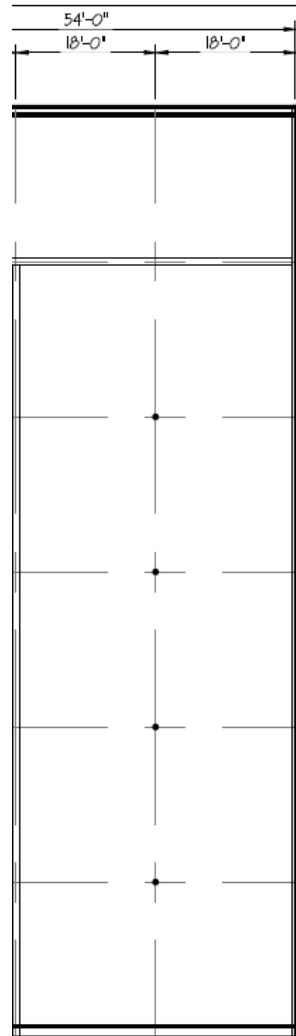
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ROBIN CENTER LOWER

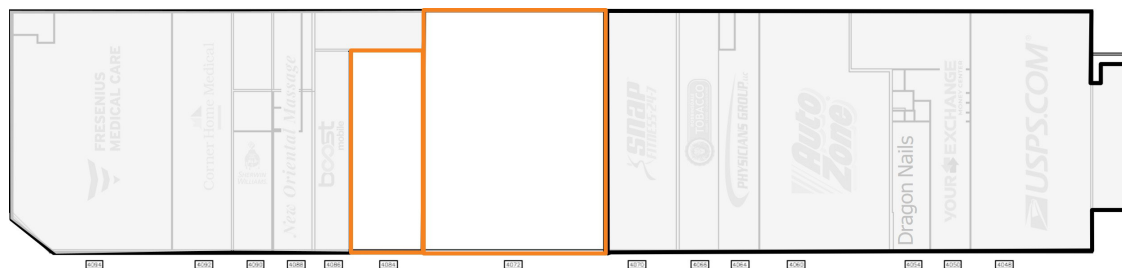
SUITE 4084

4,320 SF:

potential to combine with 4072 for 15,120 SF contiguous



4084



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PHOTOS

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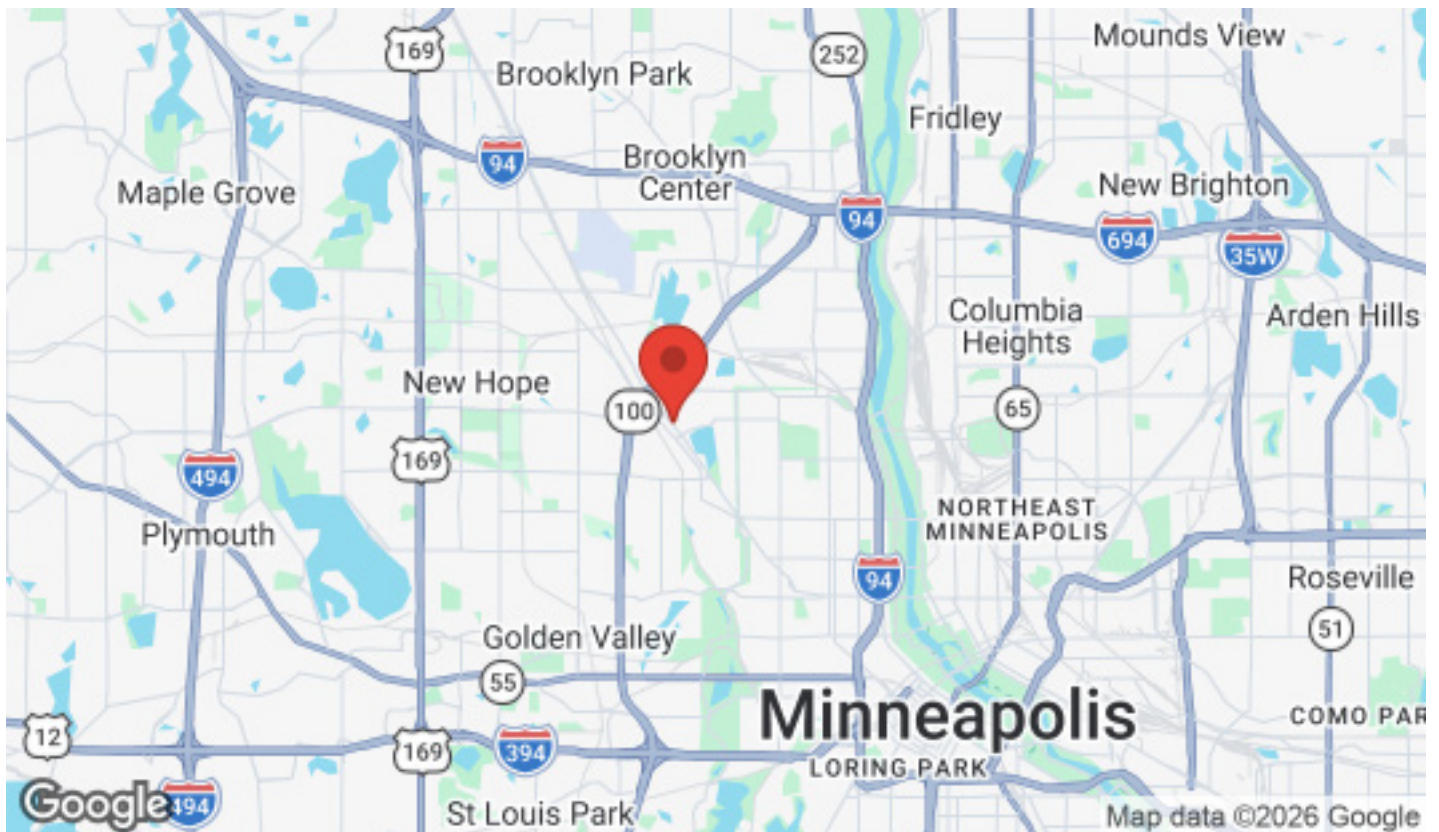
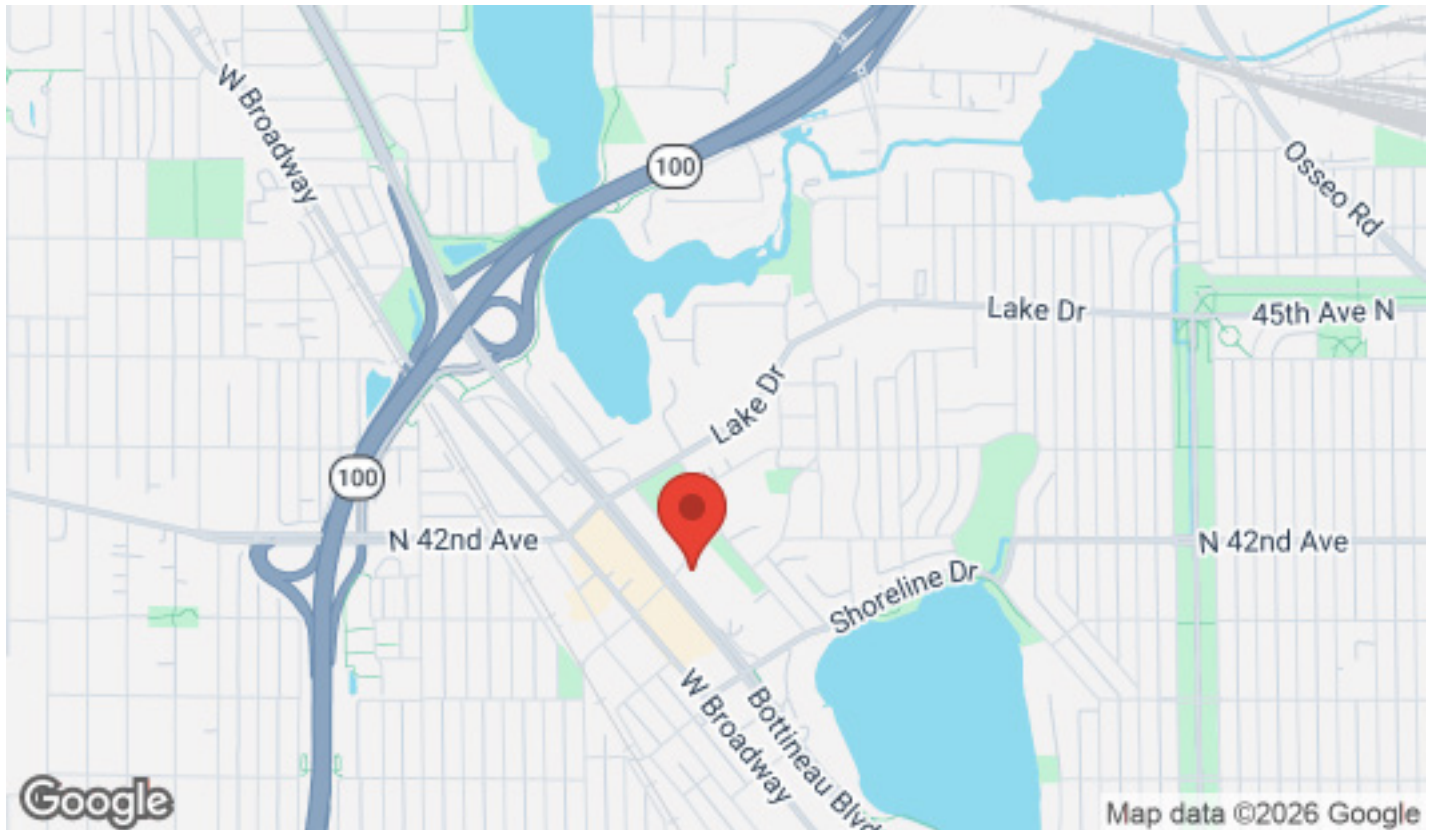
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LOCATION MAPS

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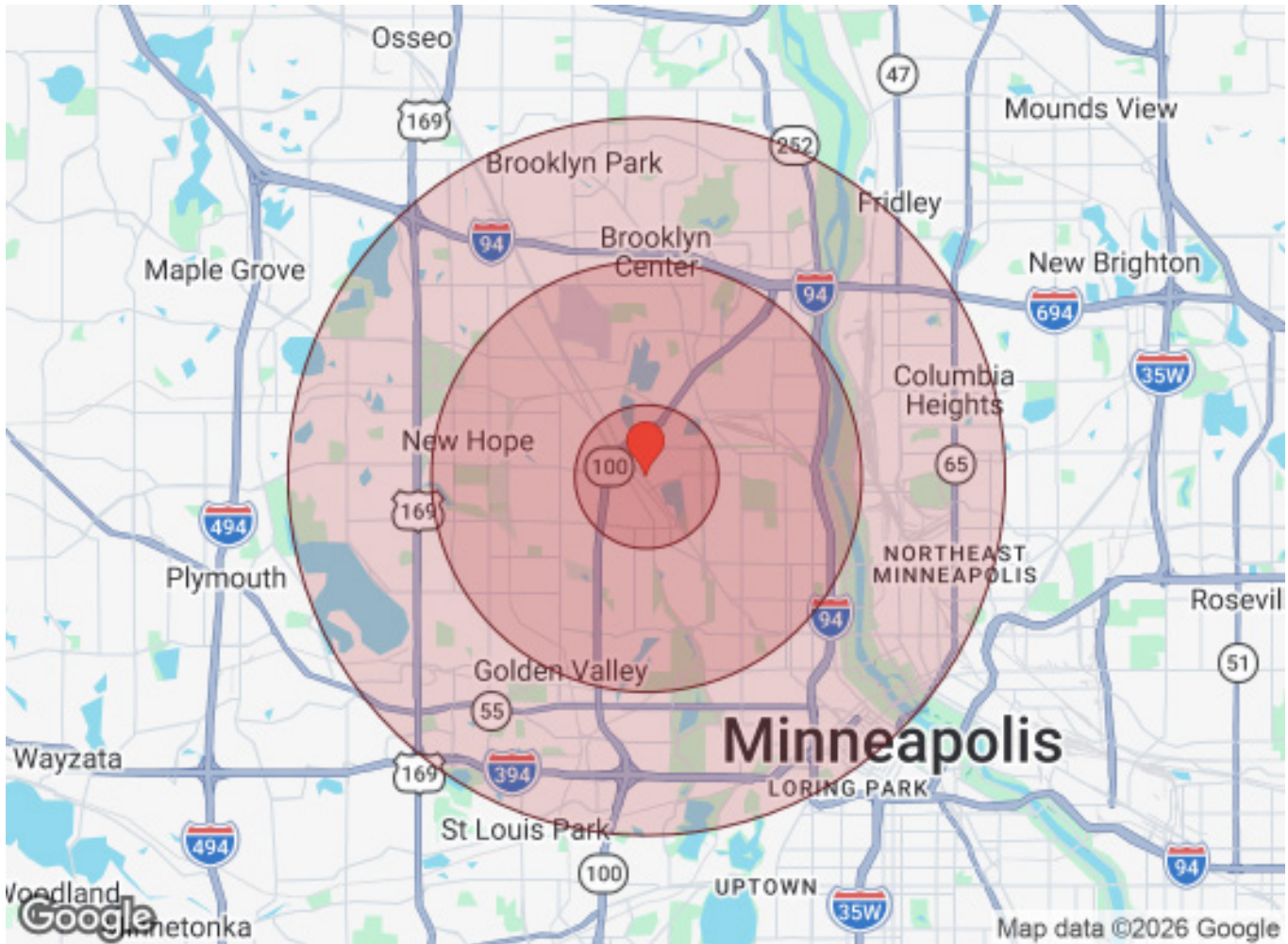
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,872	60,339	152,548
Female	7,360	62,933	155,011
Total Population	14,232	123,272	307,559

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,603	28,853	66,349
Ages 15-24	1,645	17,263	38,688
Ages 25-54	5,602	46,220	120,421
Ages 55-64	1,836	13,446	35,601
Ages 65+	2,546	17,490	46,500

Income	1 Mile	3 Miles	5 Miles
Median	\$54,989	\$49,851	\$50,002
< \$15,000	588	5,585	16,513
\$15,000-\$24,999	684	5,091	13,140
\$25,000-\$34,999	470	4,920	12,933
\$35,000-\$49,999	957	7,192	18,566
\$50,000-\$74,999	1,461	9,884	24,830
\$75,000-\$99,999	718	6,394	16,894
\$100,000-\$149,999	952	5,653	13,904
\$150,000-\$199,999	262	1,230	4,237
> \$200,000	102	608	3,836

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,927	52,886	138,392
Occupied	6,529	48,460	127,263
Owner Occupied	4,657	33,185	76,939
Renter Occupied	1,872	15,275	50,324
Vacant	398	4,426	11,129



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