

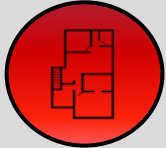
HAYDEN LAKE SQUARE

12454-12496 CHAMPLIN DRIVE, CHAMPLIN, MN



KRAUS-ANDERSON®
Realty Company

SPACE AVAILABLE



3,406 sf available
-see site plan

SHOPPING CENTER



11,369 sf convenience
center adjacent to the
83,000 sf Champlin Plaza
Shopping Center

LOCATION



Located at the
intersection of Hwy 169
and Hayden Lake Rd

TRAFFIC COUNT



45,000/VPD on Hwy 169
8,500/VPD on Hayden
Lake Road



	1 Mile	3 Miles	5 Miles
POPULATION	9,103	64,193	147,814
DAYTIME POP	4,654	43,339	101,872
HOUSEHOLDS	3,664	24,160	53,723
HOUSEHOLD INCOME	96,479	96,053	102,169



Retail Aerial



HAYDEN LAKE SQUARE
CHAMPLIN, MN

KA KRAUS-ANDERSON
Realty Company

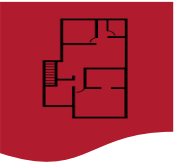


Aerial View



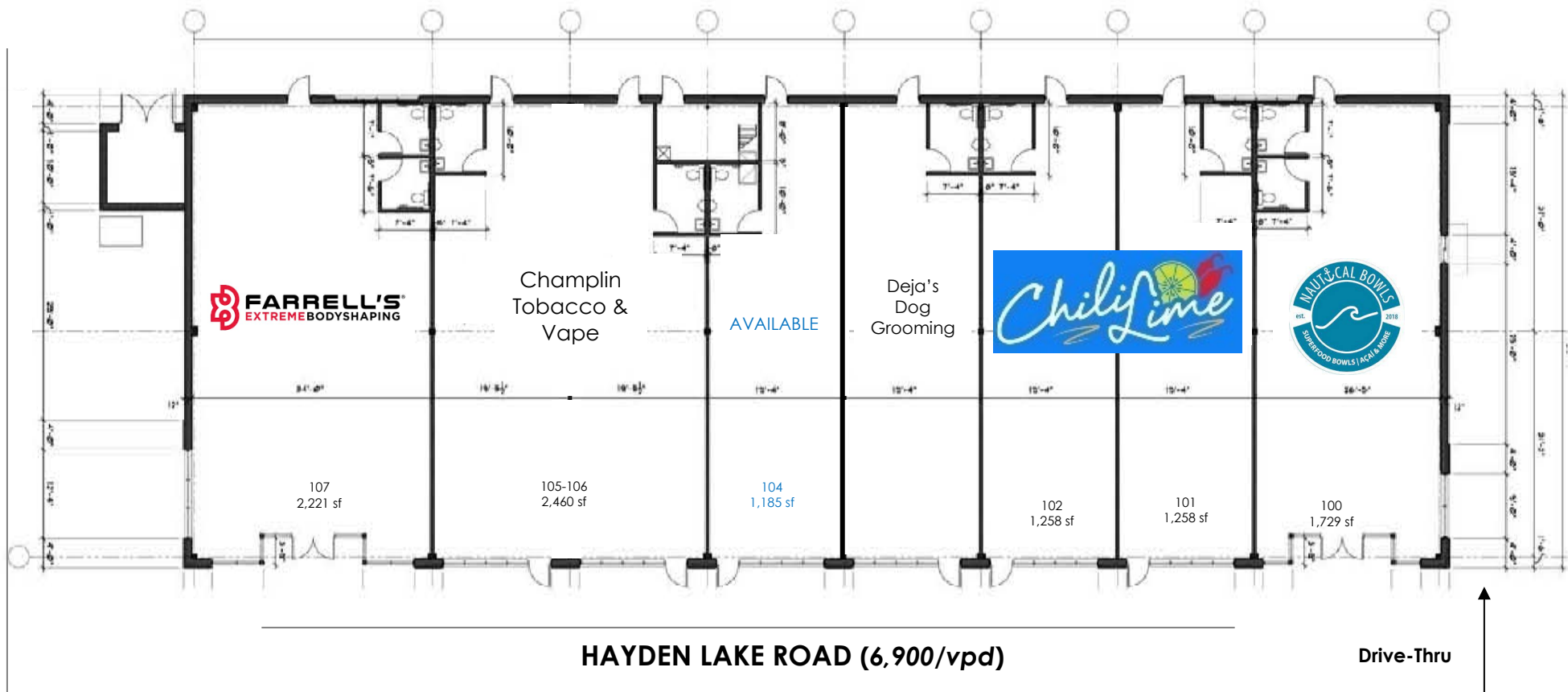
HAYDEN LAKE SQUARE
CHAMPLIN, MN





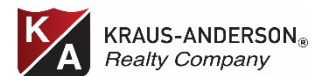
Site Plan

HWY I-169 (42,000/vpd)



Hayden Lake Square
Site Area 58,806 SF
Leaseable Area 11,369 SF
Parking Stalls 59

HAYDEN LAKE SQUARE
HAYDEN LAKE ROAD E. @ HWY.169, CHAMPLIN, MN





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