

RETAIL FOR LEASE

ROBIN CENTER

4044 - 4152 Lakeland Avenue North, Robbinsdale, MN 55422



OFFERING SUMMARY

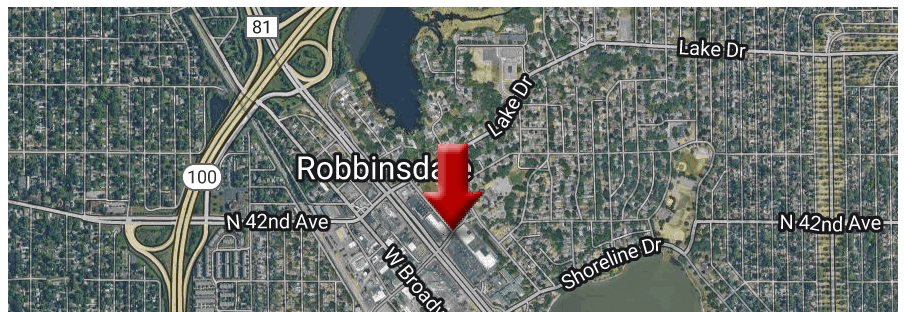
| | |
|----------------------|---|
| AVAILABLE SF: | Robin Center Lower: Ste 4050 - 2,269 SF |
| | Robin Center Upper: Ste 4112 - 1,457 SF |
| | Ste 4130 - 3,500 SF |
| LEASE RATE: | Negotiable |
| TAX/CAM: | \$6.26/SF/Yr |
| ZONING: | B-4 - Retail Community Business |
| LOCATION: | Frontage on Hwy 81 South of Hwy 100 |

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
- Ample Parking, Prominent Visibility, Pylon and Building Signage



KW COMMERCIAL
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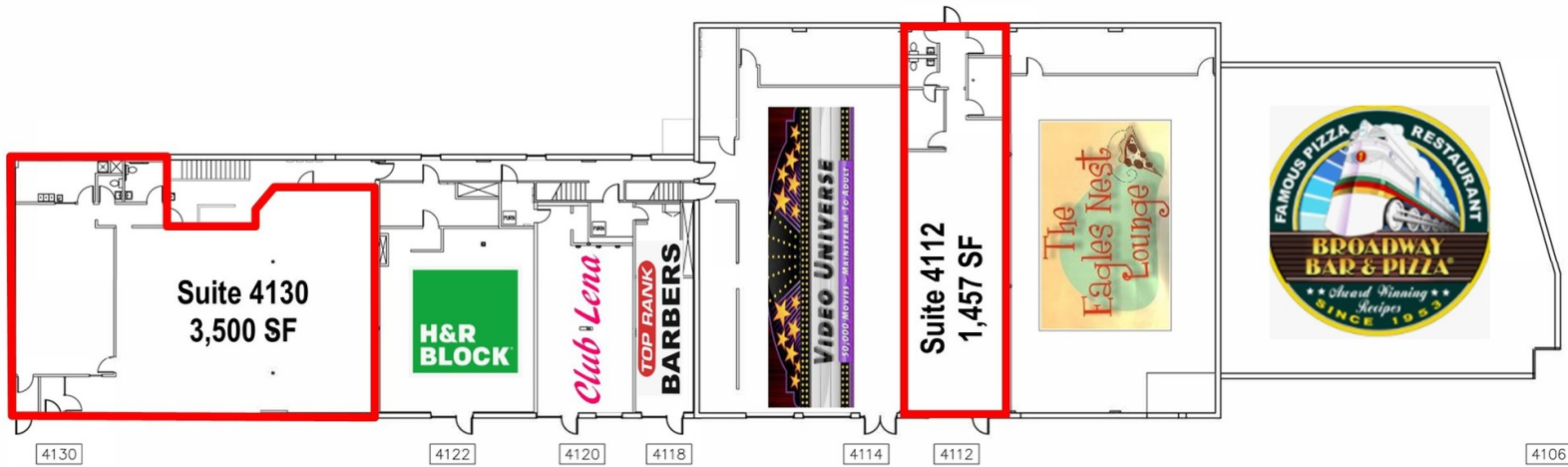
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RETAIL FOR LEASE

ROBIN CENTER UPPER

4100 - 4152 Lakeland Avenue North, Robbinsdale, MN 55422



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|------------|-----------|-----------|------------|------------|
| Suite 4112 | Available | 1,457 SF | Net | Negotiable |
| Suite 4130 | Available | 3,500 SF | Net | Negotiable |

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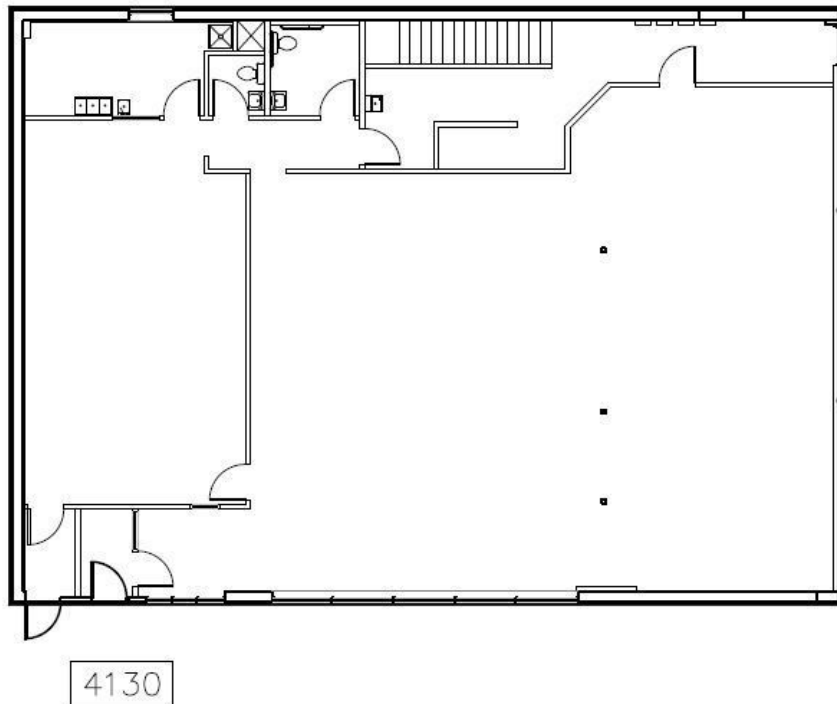
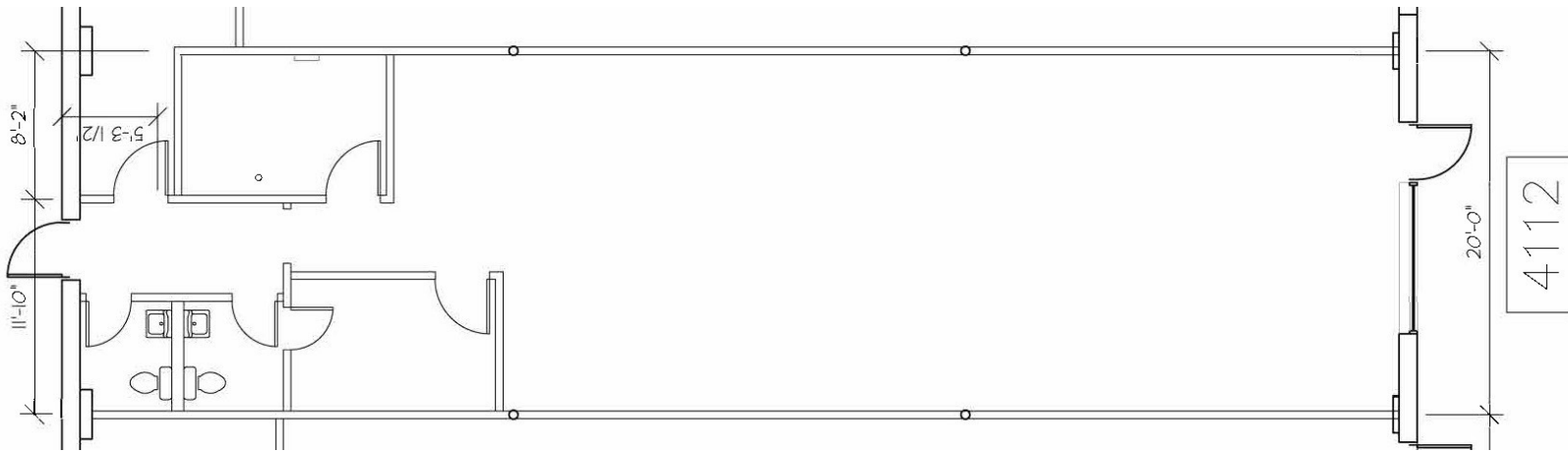
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Suite 4112: 1,457 SF In-Line Retail Space

Suite 4130: 3,500 SF End-Cap Retail Space



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RETAIL FOR LEASE

ROBIN CENTER LOWER

4044 - 4094 Lakeland Avenue North, Robbinsdale, MN 55422



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|------------|-----------|-----------|------------|------------|
| Suite 4050 | Available | 2,269 SF | Net | Negotiable |

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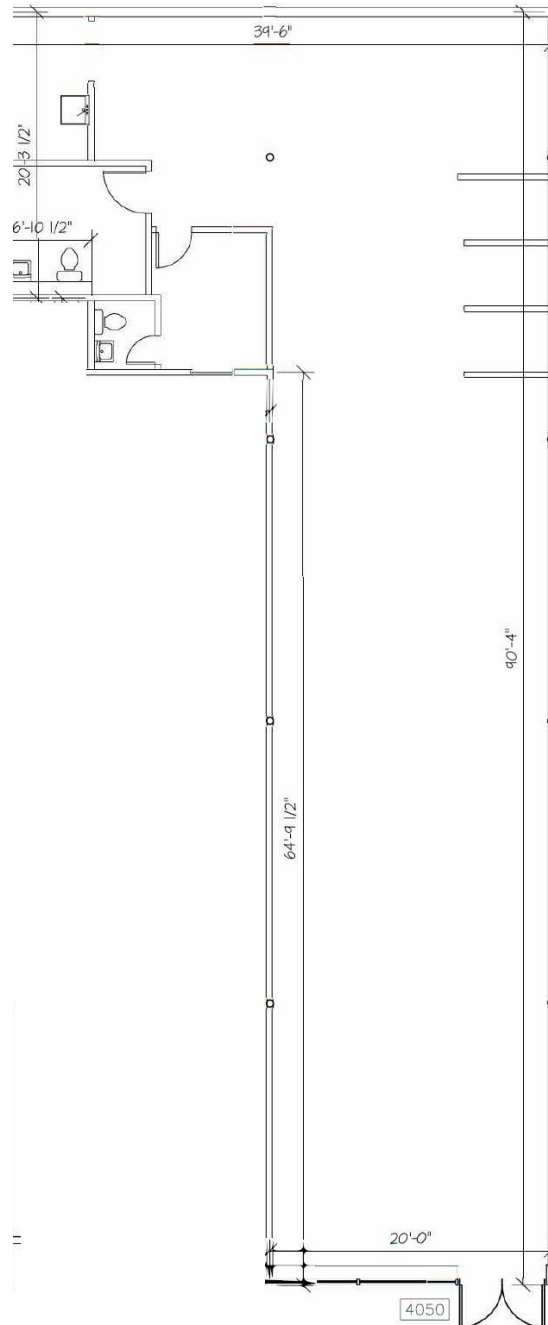
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Suite 4150: 2,269 SF In-Line Retail Space



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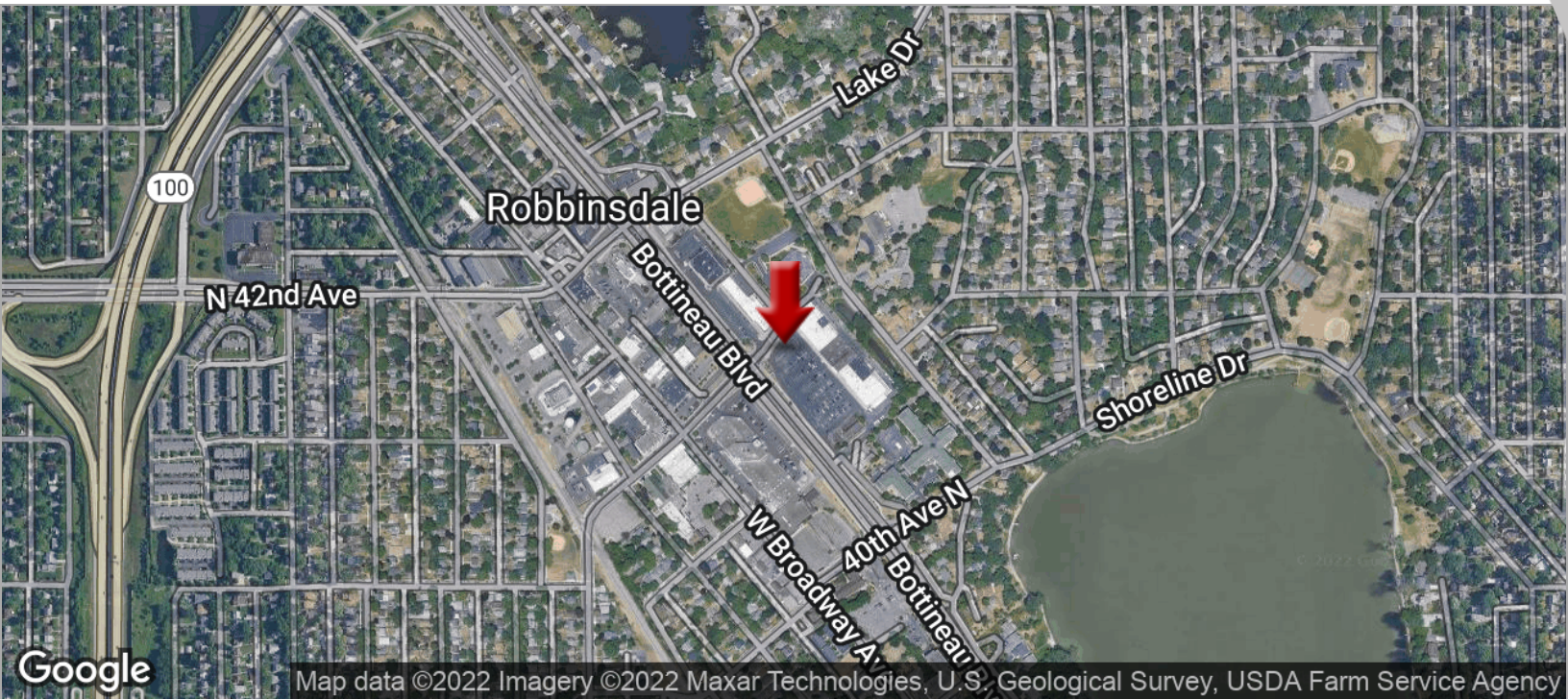
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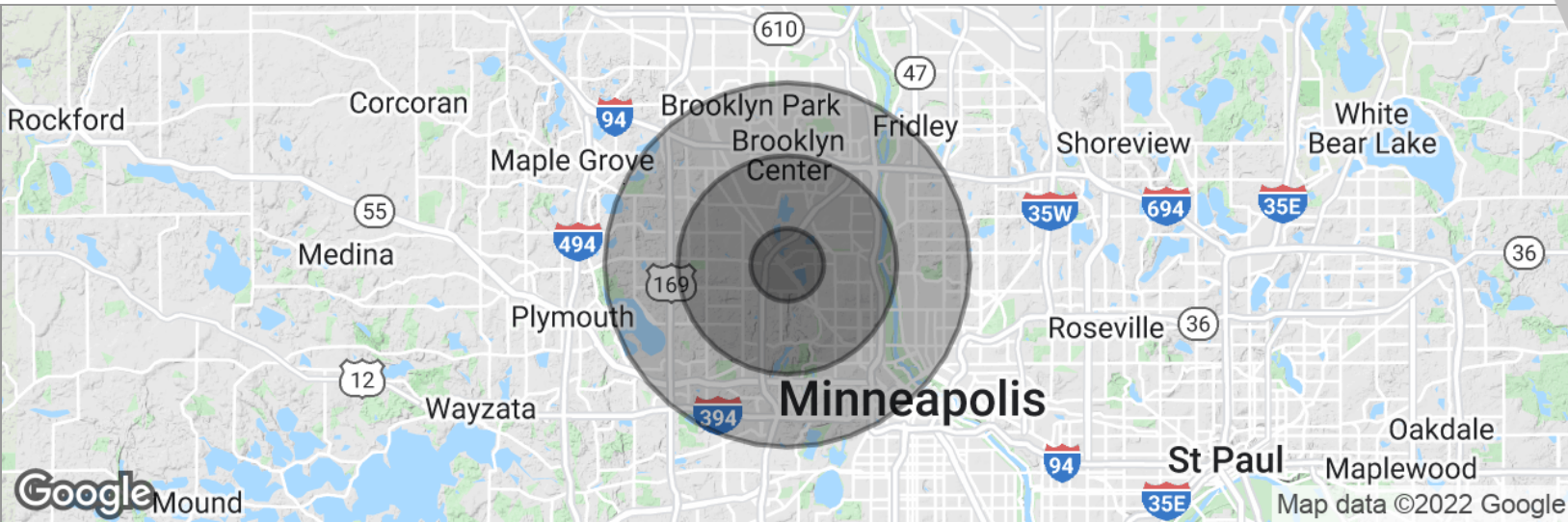
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 14,231 | 119,255 | 298,657 |
| Median age | 38.0 | 35.0 | 34.3 |
| Median age (male) | 37.4 | 34.2 | 33.3 |
| Median age (Female) | 38.3 | 35.7 | 35.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 6,361 | 46,509 | 117,439 |
| # of persons per HH | 2.2 | 2.6 | 2.5 |
| Average HH income | \$64,184 | \$62,858 | \$64,053 |
| Average house value | \$235,341 | \$200,940 | \$217,929 |

* Demographic data derived from 2010 US Census

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