

RETAIL FOR LEASE

4180 W Broadway Ave, Robbinsdale, MN 55422



OFFERING SUMMARY

AVAILABLE SF:	600 SF - 5,596 SF
LEASE RATE:	Various Modified Gross Lease Rates - \$12.00 - \$30.00 SF - Includes Utilities
ZONING:	D01 - Downtown District

PROPERTY OVERVIEW

Main level retail space and lower level office/retail available for lease! location in the heart of Downtown Robbinsdale, located on the corner of West Broadway and 42nd Ave N. Up to 5,596 square feet available down to 600 square feet. Multiple spaces available for lease at varying modified gross lease rates. There is a city parking lot available for additional parking. This is one of the best corners with the highest visibility in downtown Robbinsdale, so this would be a great location for a retail business.

PROPERTY HIGHLIGHTS

- Retail/Office Space For Lease
- Divisible down to 600 Square Feet
- Up to 5,596 Square Feet
- Utilities Included
- Ample Parking
- Great Location in the heart of Downtown Robbinsdale on the corner of West Broadway and 42nd Ave N
- Popular Neighboring Retailers Nearby

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

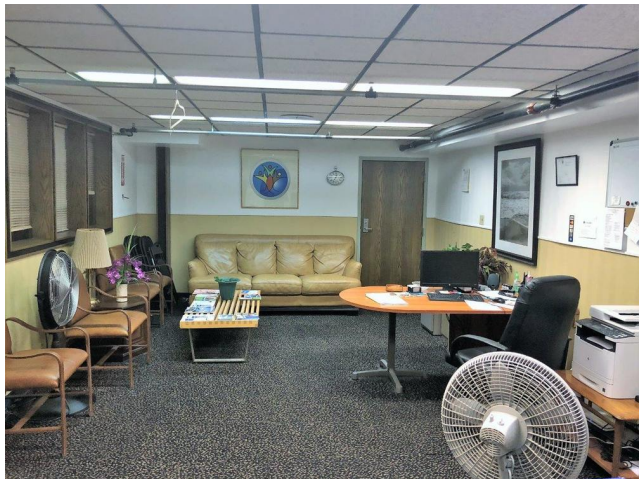
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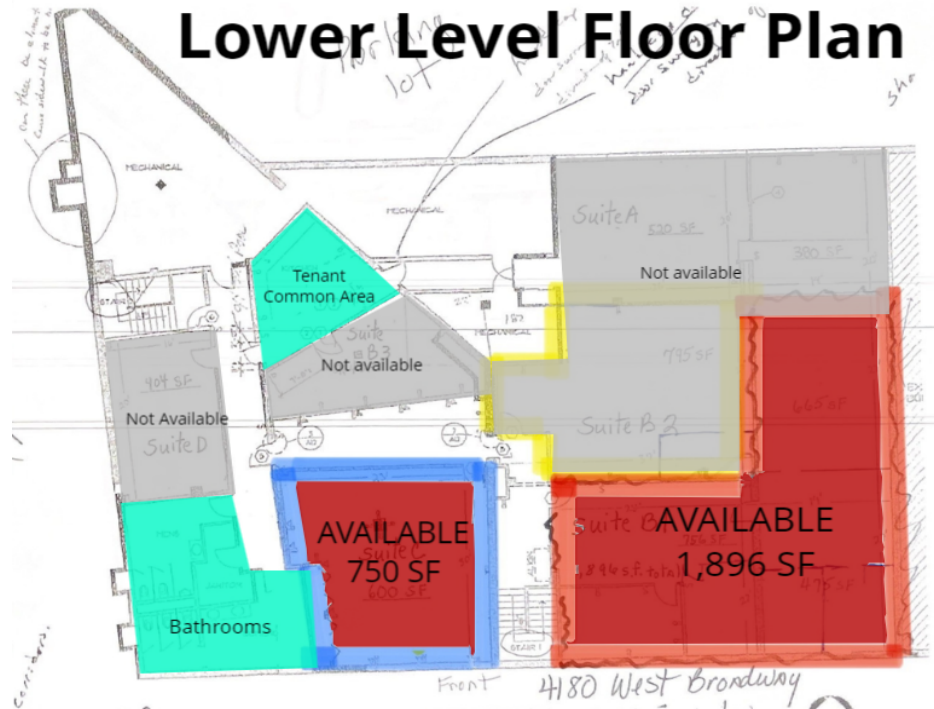
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MODIFIED GROSS | LOWER LEVEL FLOOR PLAN | LEASE TERM NEGOTIABLE | \$12.00 - \$30.00 SF/YR

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MG | MAIN LEVEL FLOOR PLAN | LEASE TERM | NEGOTIABLE | \$30.00 SF/YR

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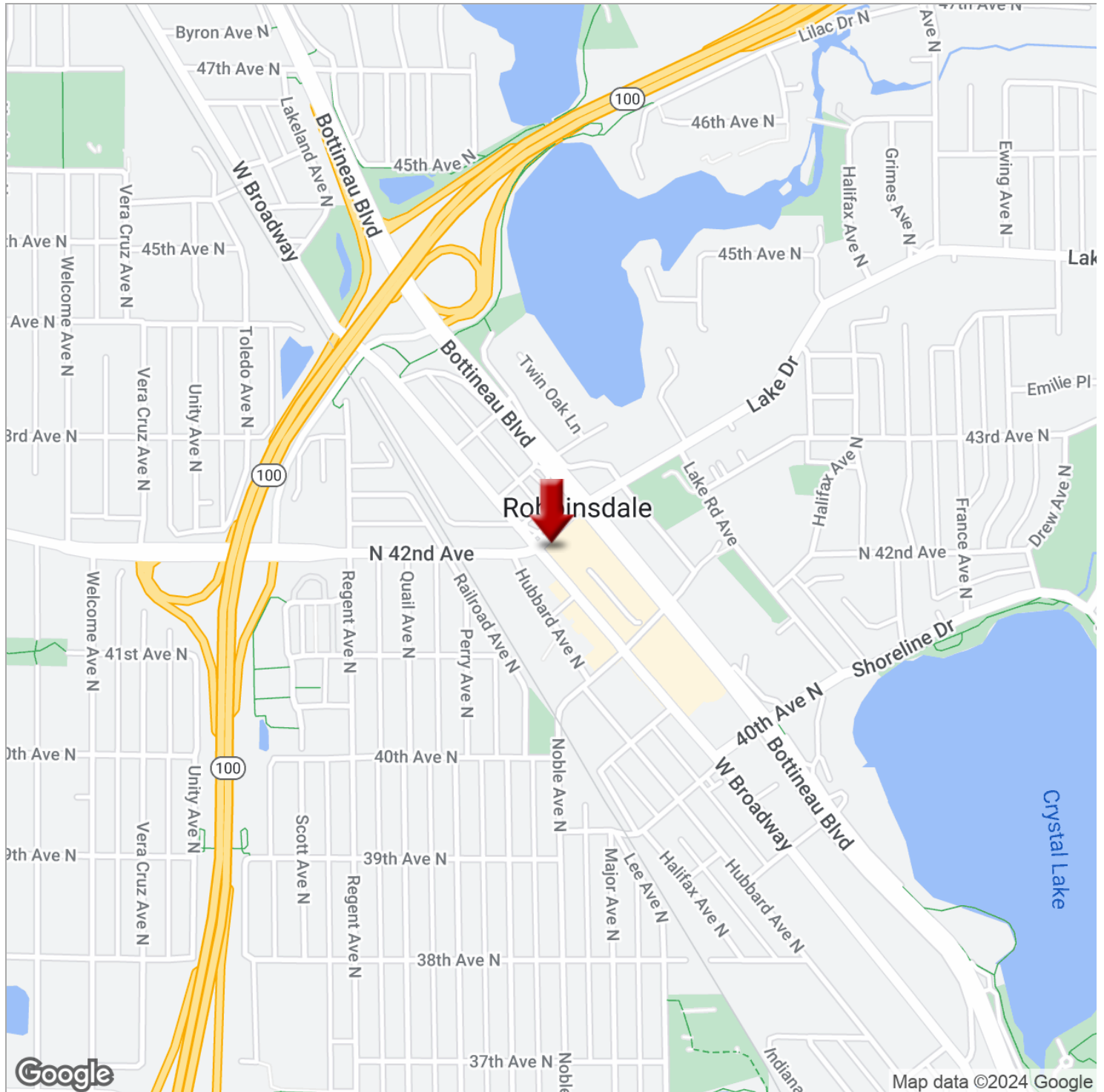
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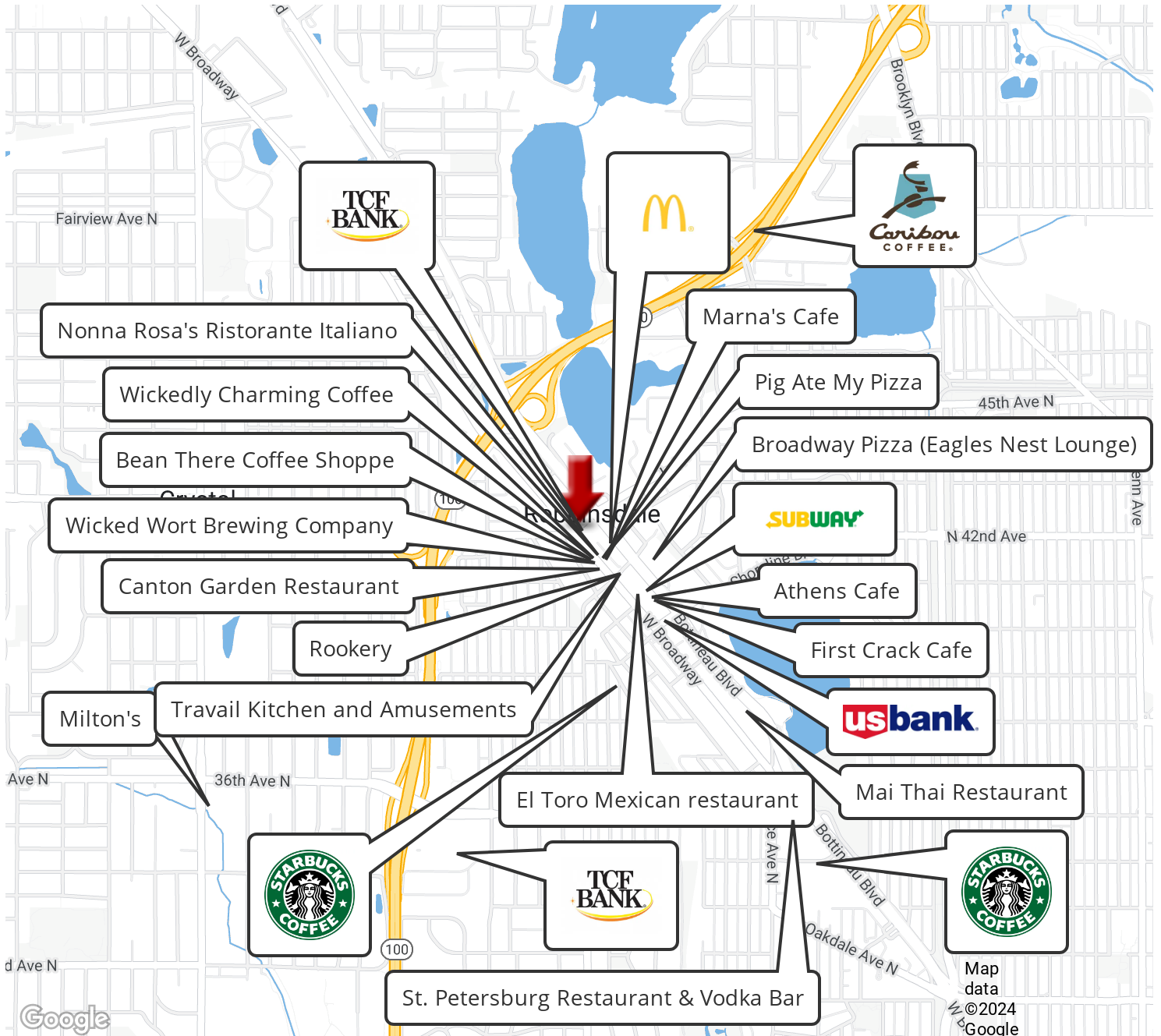
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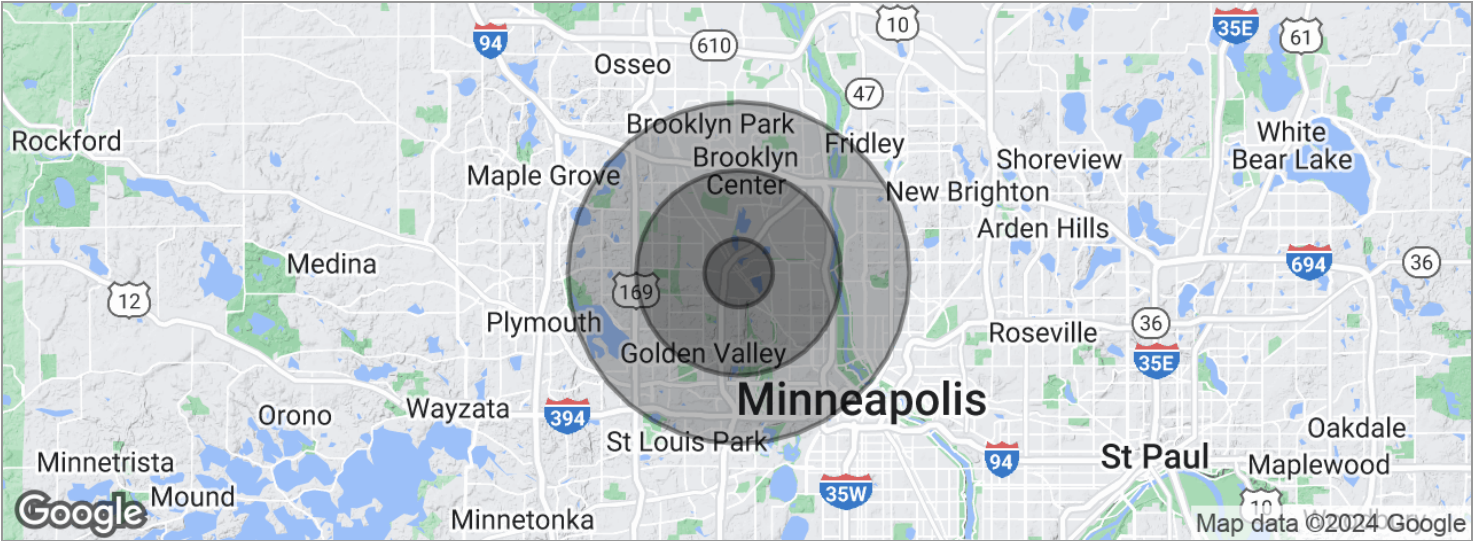
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,458	115,982	294,715
Median age	37.5	35.5	34.3
Median age (male)	36.7	34.8	33.3
Median age (Female)	38.0	36.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,396	46,034	115,076
# of persons per HH	2.3	2.5	2.6
Average HH income	\$61,328	\$63,491	\$62,990
Average house value	\$222,872	\$204,955	\$218,297

* Demographic data derived from 2020 ACS - US Census

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