

RETAIL FOR LEASE

ROBIN CENTER

4044 - 4152 Lakeland Avenue North, Robbinsdale, MN 55422



OFFERING SUMMARY

AVAILABLE SF:	Robin Center Upper: 552 SF up to 4,485 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$7.55 PSF/Yr (2023)
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
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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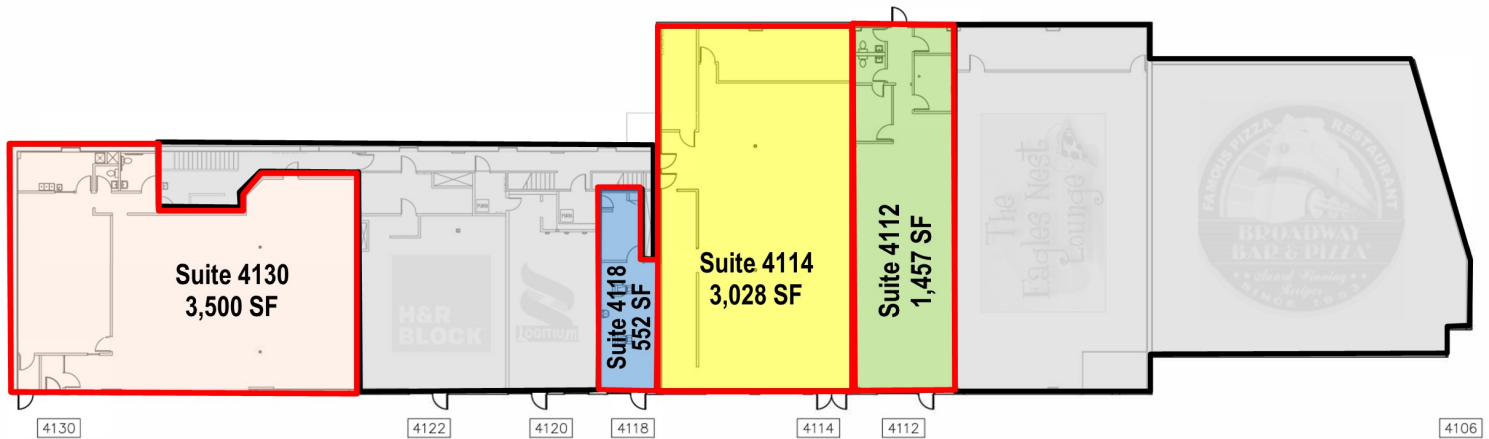
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE / LEASE TYPE
Suite 4112	1,457 SF up to 4,485 SF	Negotiable / Net - Can Combine with 4114
Suite 4114	3,028 SF up to 4,485 SF	Negotiable / Net - Can Combine with 4112
Suite 4118	552 SF	\$1,500/Month Gross + Utilities
Suite 4130	3,500 SF	Negotiable / Net

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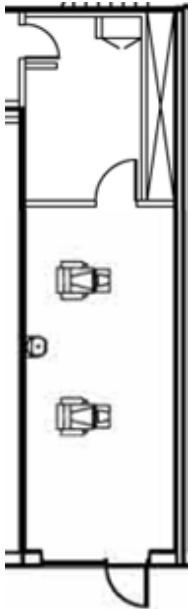
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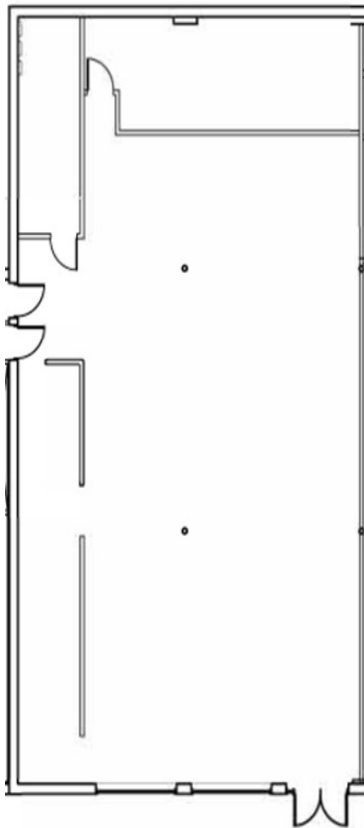
Suite 4112: 1,457 SF - In-line Space - can combine with 4114 for 4,485 SF Contiguous
Suite 4114: 3,028 SF - In-line Space - can combine with 4112 for 4,485 SF Contiguous
Suite 4118: 552 SF - In-line Space - Barber Shop Build Out



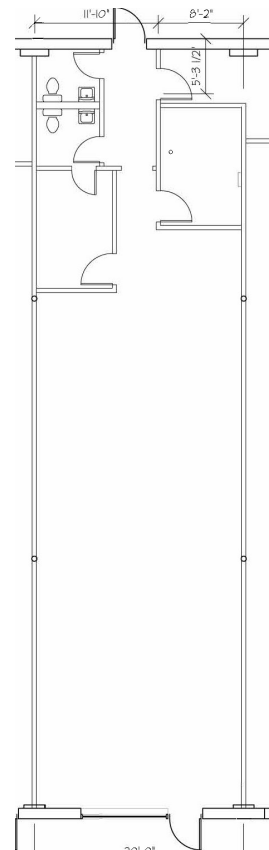
Suite 4118
552SF



Suite 4114
3,028 SF



Suite 4112
1,457 SF



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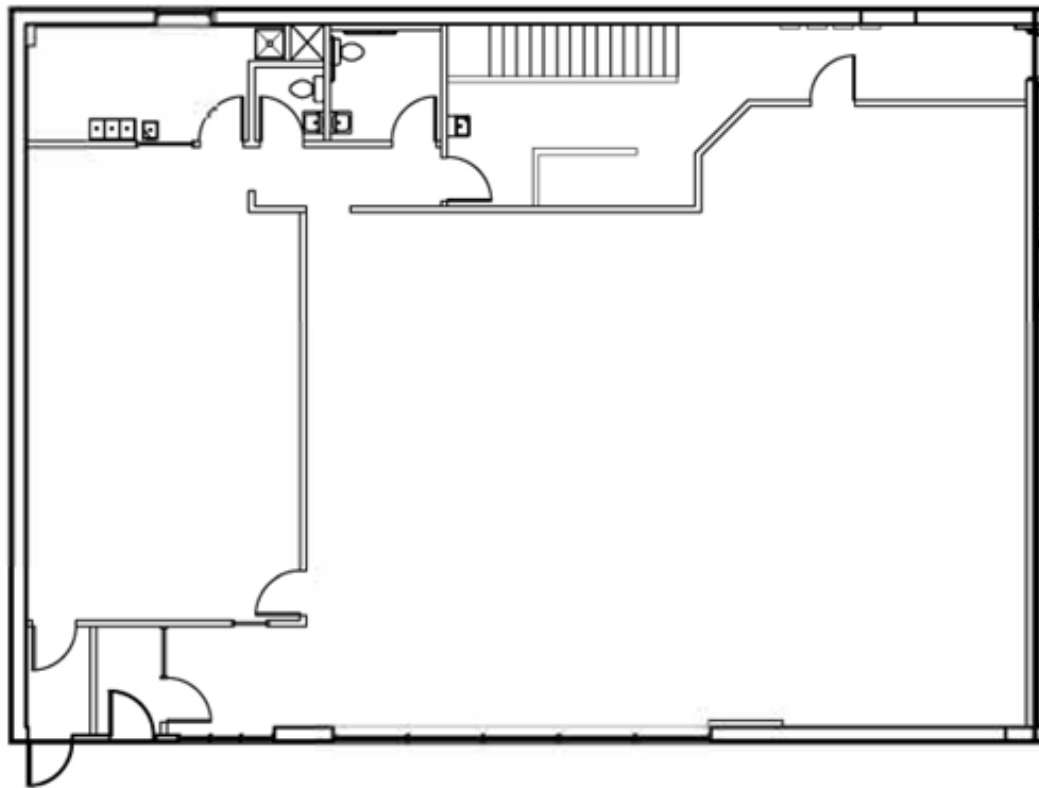
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Suite 4130: 3,500 SF- End Cap Space



Suite 4130
3,500SF



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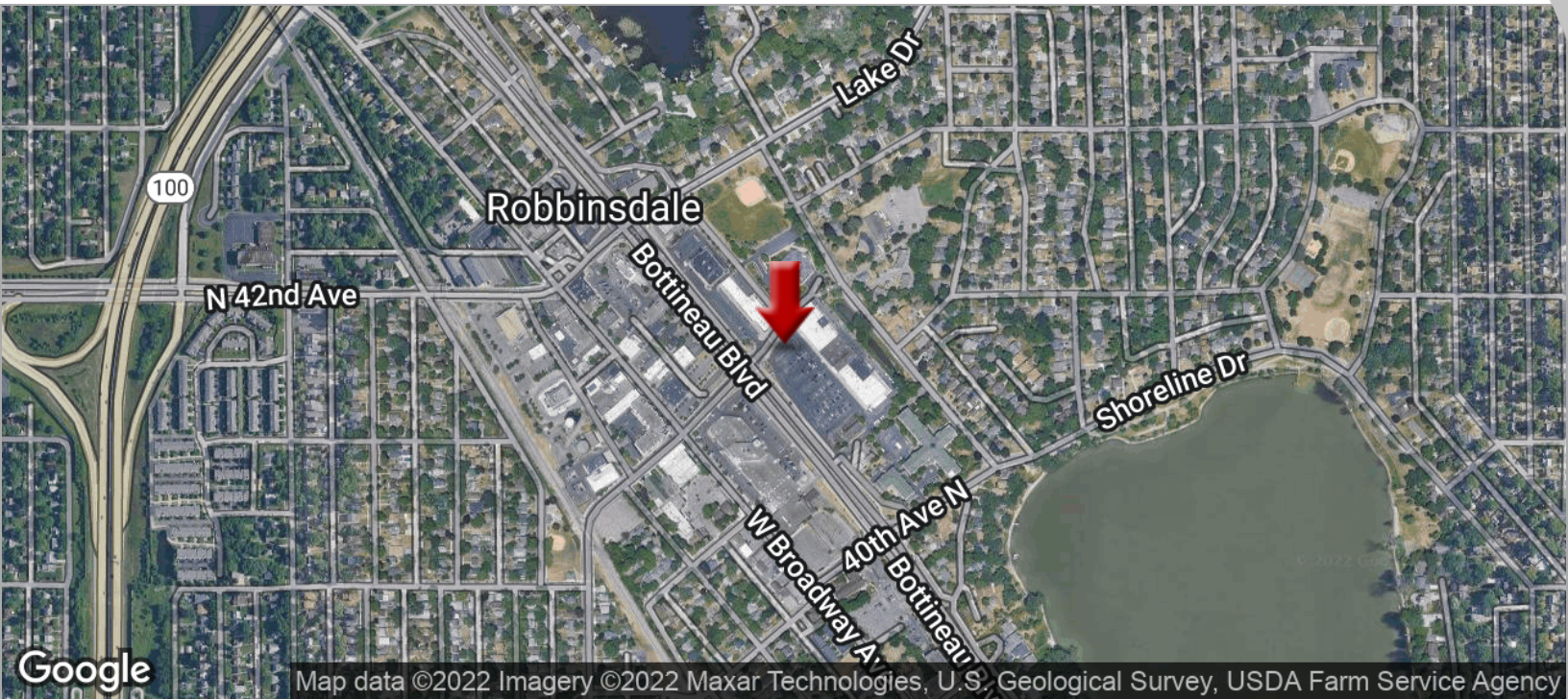
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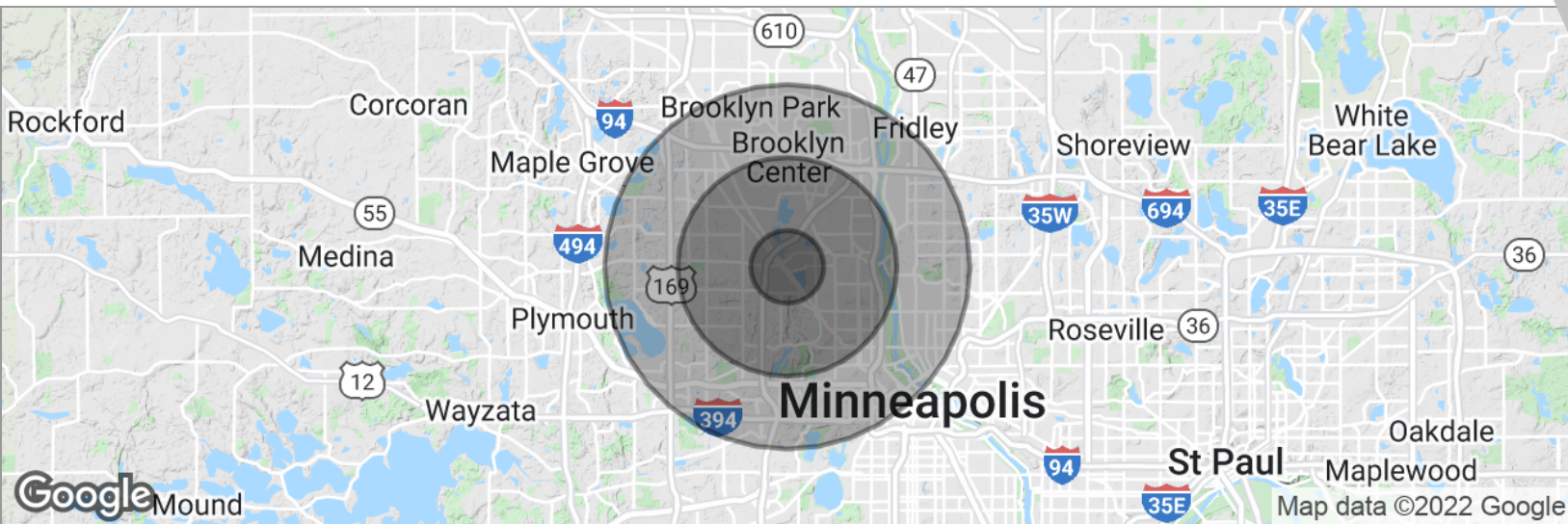
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,231	119,255	298,657
Median age	38.0	35.0	34.3
Median age (male)	37.4	34.2	33.3
Median age (Female)	38.3	35.7	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,361	46,509	117,439
# 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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