

# Shingle Creek Crossing

Brooklyn Center | MN  
For Lease

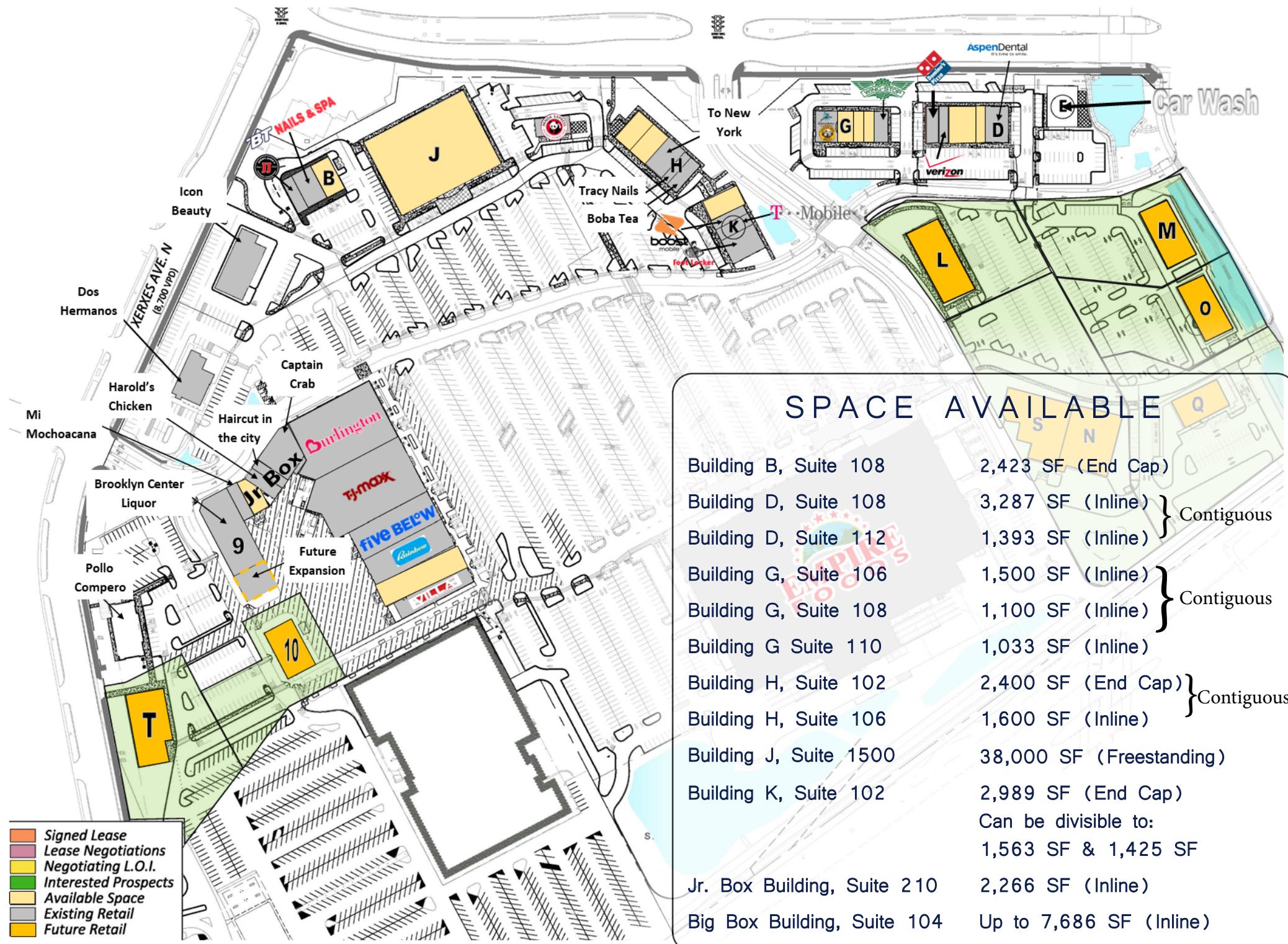




## THE OPPORTUNITY

Address	1000-1300 Shingle Creek Pkwy
City, State	Brooklyn Center, MN 55430
Total Buildings	10 Buildings
Year Built	2012
Lease Rate:	Negotiable
CAM (2026)	\$6.51 PSF
Taxes (2026)	\$5.51 PSF
Insurance (2026)	\$1.20 PSF
Total Expenses:	\$13.22 PSF





## BTS LOTS AVAILABLE

LOT	LOT SIZE	Building GLA
L	1.19 Ac	Up to 11,200 SF
M	1.15 Ac	Up to 7,500 SF
O	0.75 Ac	Up to 7,500 SF
Q	1.90 Ac	Up to 6,000 SF
N	2.93 Ac	Up to 12,541 SF
S		Up to 12,600 SF
T	1.54 Ac	Up to 5,500 SF
10	0.92 Ac	Up to 6,000 SF

**19,824 VPD**



Building G



Building D



Building B



Building H



Building J



Building K

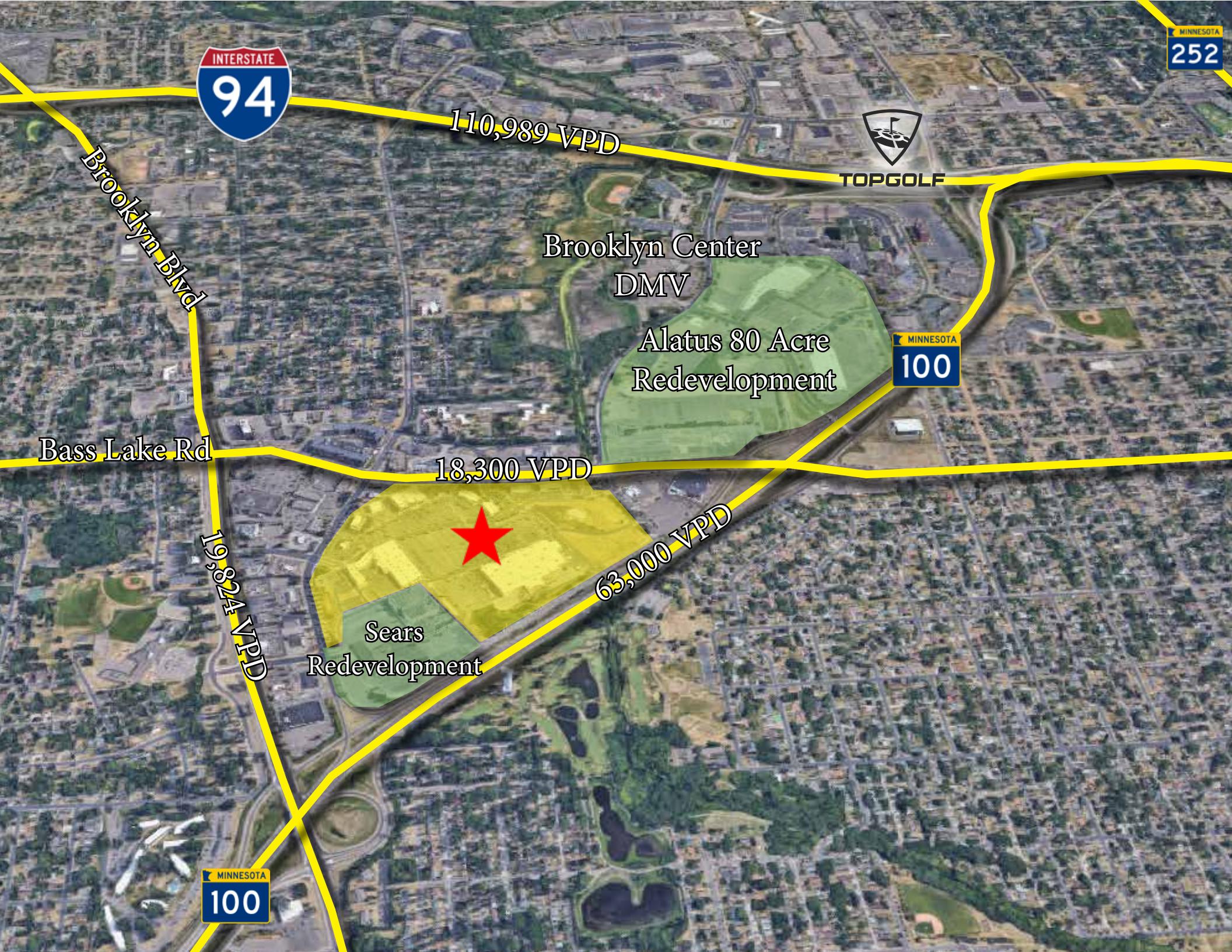


Jr. Box Building

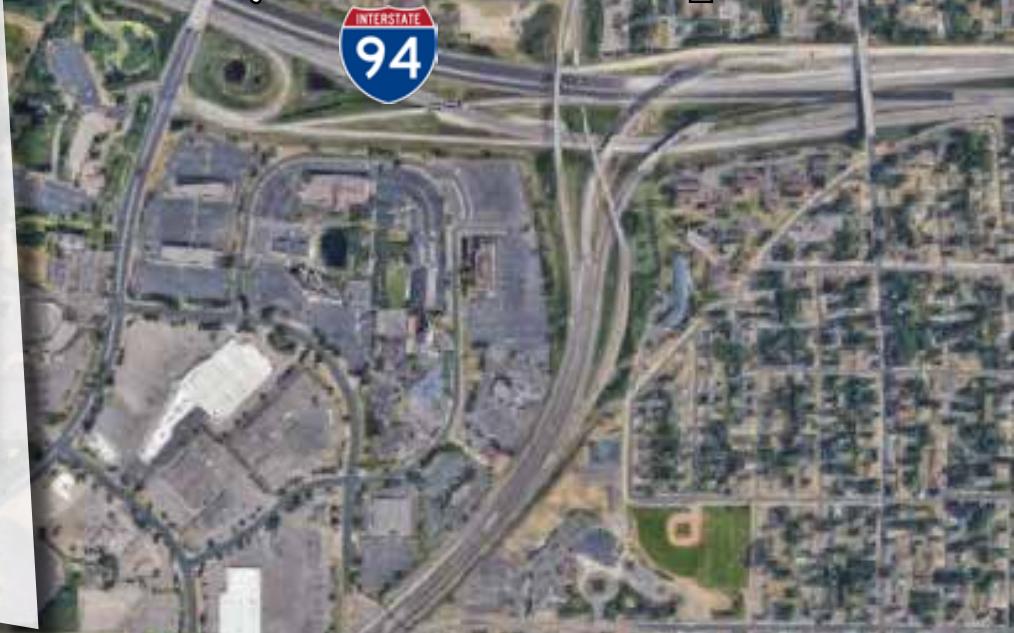
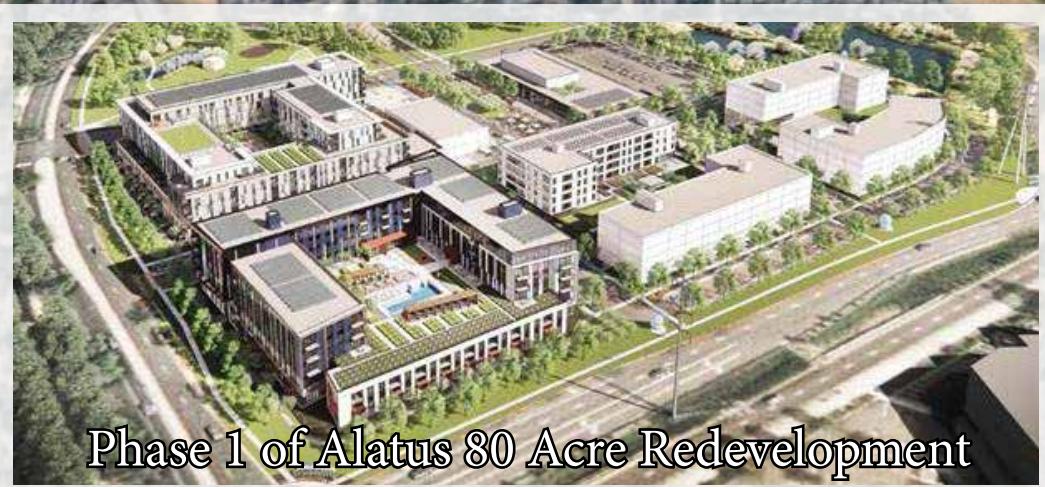


Jr. Box Building





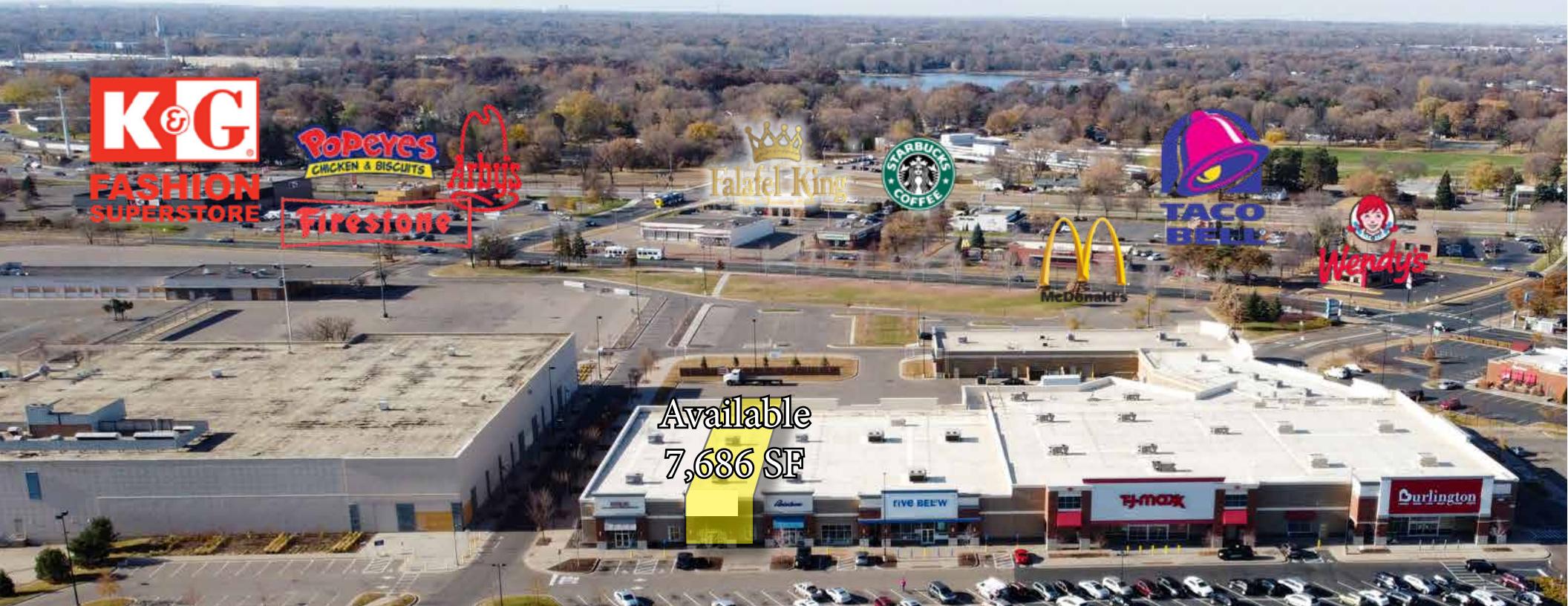
# Nearby New Development



15 Acre Redevelopment; 230,000 SF Flex Space



# Nearby Area Retailers



# Nearby Area Amenities

Sonder House Apartments  
127 units built in 2021



Brooklyn Center Office  
Park: 600,000 SF

Alatus 80 Acre  
Redevelopment Site



# Brooklyn Center Highlights



Home to Caribou Coffee's  
Corporate Headquarters  
leasing over 100,000 SF

Brooklyn Center has  
one of the state's only  
TopGolf Locations



## 2022 Demographics

Population	Median HH Income	Average HH Income	Median Age
1 Mile 12,668	1 Mile \$63,453	1 Mile \$75,326	1 Mile 34.6
3 Miles 123,222	3 Miles \$60,142	3 Miles \$74,307	3 Miles 35.3
5 Miles 326,333	5 Miles \$64,637	5 Miles \$81,709	5 Miles 36.4

## Shingle Creek Crossing Property Highlights

### Location Highlights:

- High Visibility from Highway 100
- Multiple monument and pylon signage visible from Hwy 100, Brooklyn Blvd, and Bass Lake Rd
- Located in the center of the Largest Trade in of Brooklyn Center

### Building Highlights:

- Over 10 retail buildings Anchored by Sun Foods (182,000 SF Grocery Store) LA Fitness, T.J. Maxx, and Burlington Coat Factory
- Retail destination for Brooklyn Center Residents and the surrounding cities



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