

Shingle Creek Crossing Brooklyn Center | MN For Lease



UPLAND
REAL ESTATE GROUP, INC.

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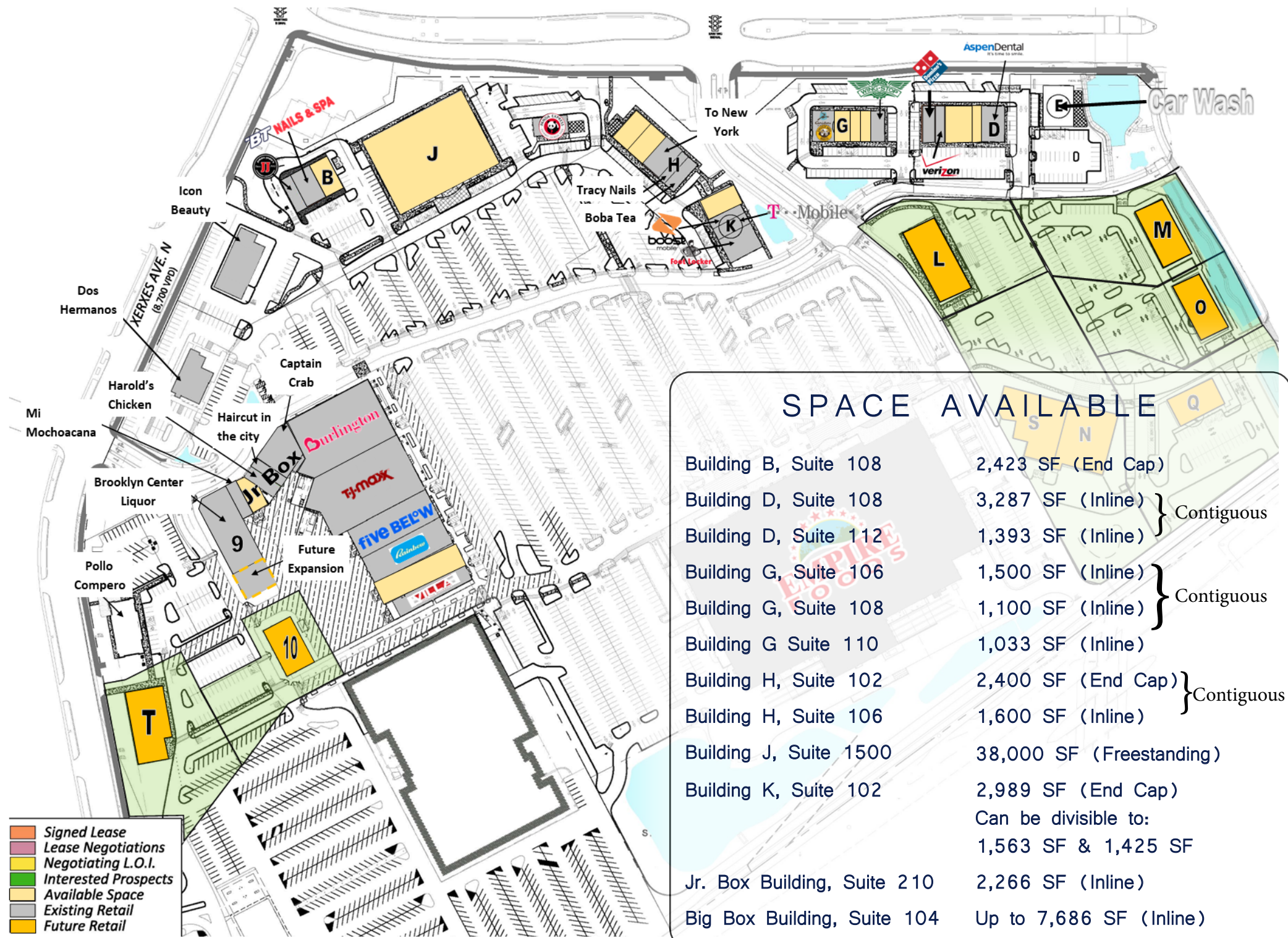
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THE OPPORTUNITY

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	1.90 Ac	Up to 6,000 SF
S	2.93 Ac	Up to 12,541 SF
T	1.54 Ac	Up to 5,500 SF
10	0.92 Ac	Up to 6,000 SF

19,834 VPD

Brooklyn Blvd

CAMPERO

10

T

five BELOW
TJ-maxx
Burlington
Rainbow

MINNESOTA
100

63,000 VPD



EMPIRE FOODS GROCERY

L

M

O

S

N

Q

18,300 VPD

Building G

1,500 SF

1,100 SF

1,033 SF

Building D

3,287 SF

1,393 SF

Building B

2,423 SF

Building H

2,400 SF

1,600 SF

Boba Tea

Building J



38,000 SF

LA FITNESS

Building K



2,989 SF
Divisible to:
1,563 SF & 1,425 SF

Jr. Box Building

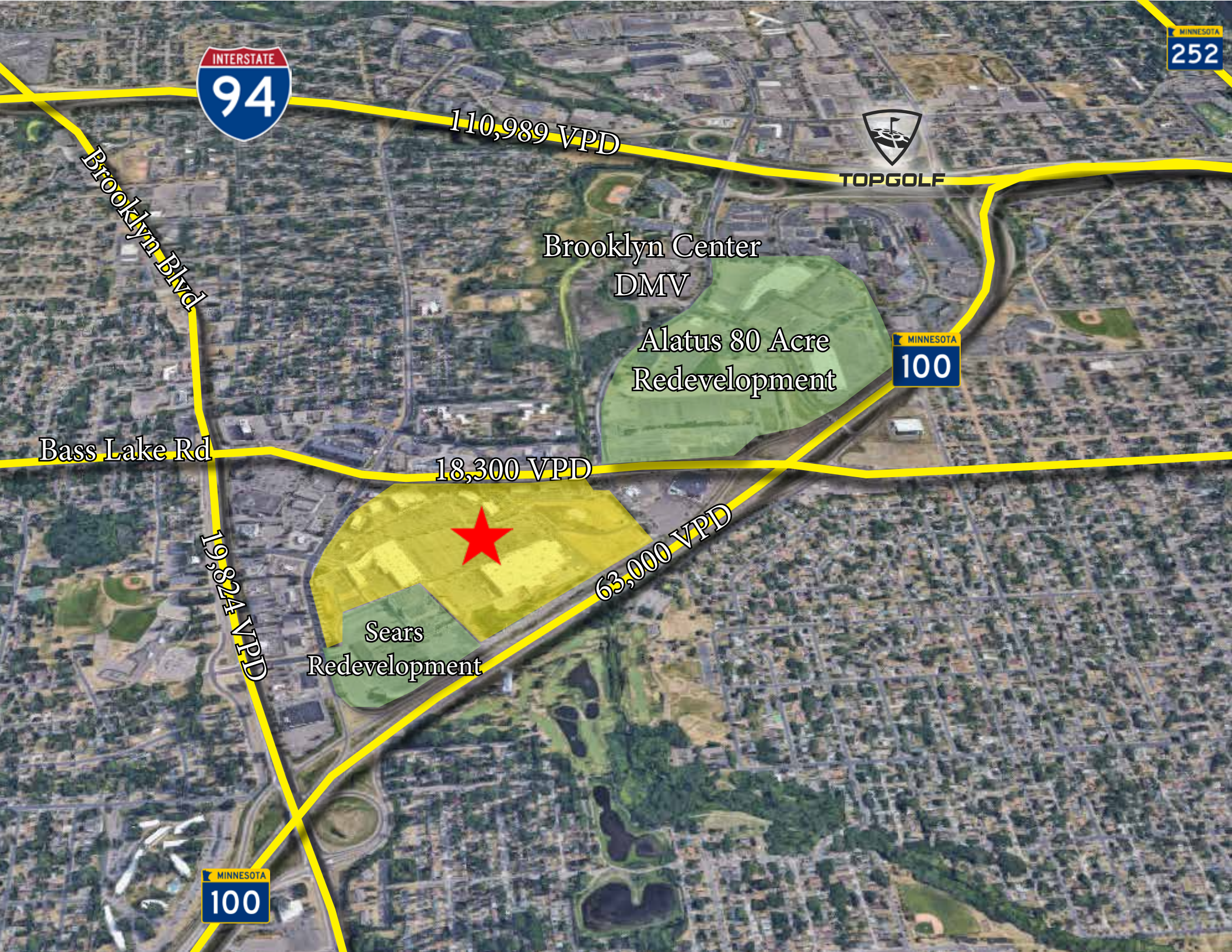


7,686 SF

Jr. Box Building



2,266 SF



Nearby New Development



Phase 1 of Alatus 80 Acre Redevelopment



Brooklyn Blvd

Bass Lake Rd



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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