

Retail | For Lease

CBRE

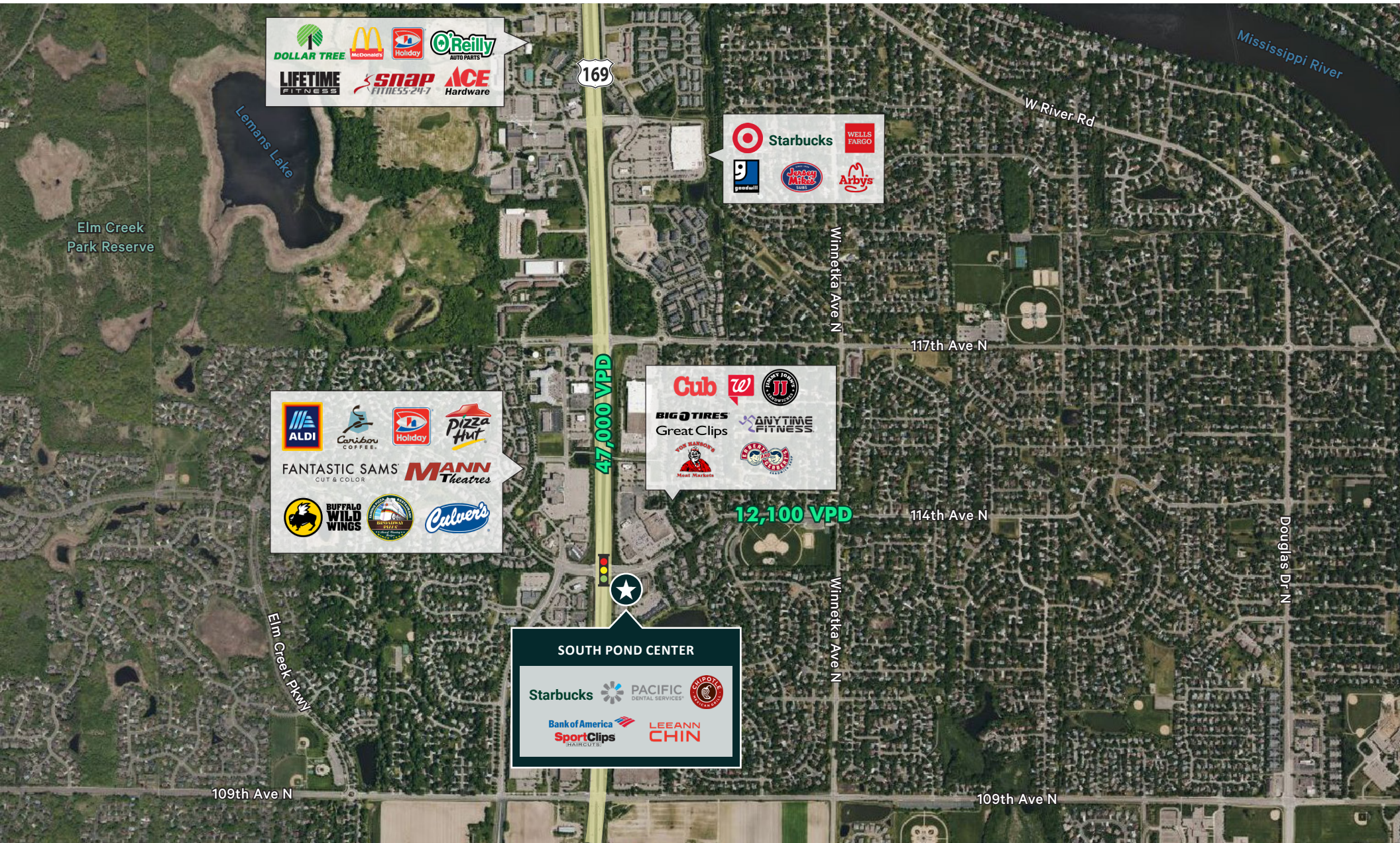
South Pond Center

11223 Aquila Drive N | Champlin, MN 55316

www.cbre.com



Aerial



DOLLAR TREE
McDonald's
Holiday
O'Reilly AUTO PARTS
LIFETIME FITNESS
SNAP FITNESS 24/7
ACE Hardware

Starbucks
WELLS FARGO
Jamba Juice
Arby's

ALDI
Caribou COFFEE
Holiday
Pizza Hut
FANTASTIC SAM'S CUT & COLOR
MANN Theatres
BUFFALO WILD WINGS
Culver's

Cub
Great Clips
ANYTIME FITNESS
Meat Markets

SOUTH POND CENTER
Starbucks
PACIFIC DENTAL SERVICES
Bank of America
Sport Clips
LEEANN CHIN

Property & Area Highlights

Property Features

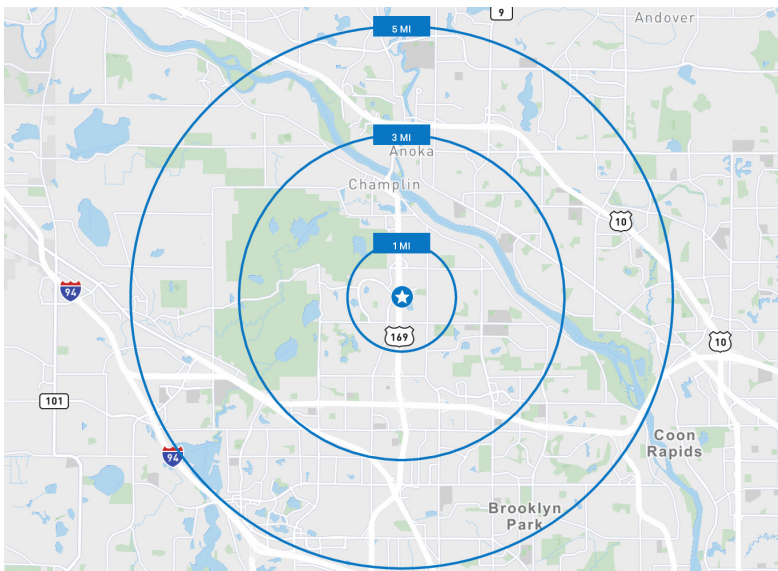
- Inline opportunity with national co-tenancy in Champlin, MN
- Located at the fully signalized intersection of Hwy 169 and 114th Ave N
- Prominent visibility to Hwy 169
- Monument panel available

Available Space

- + Suite 101: 2,000 SF (Leased but available)

CAM/RE Tax/Ins

- + \$12.54/sf



Area Retailers



Co-Tenants



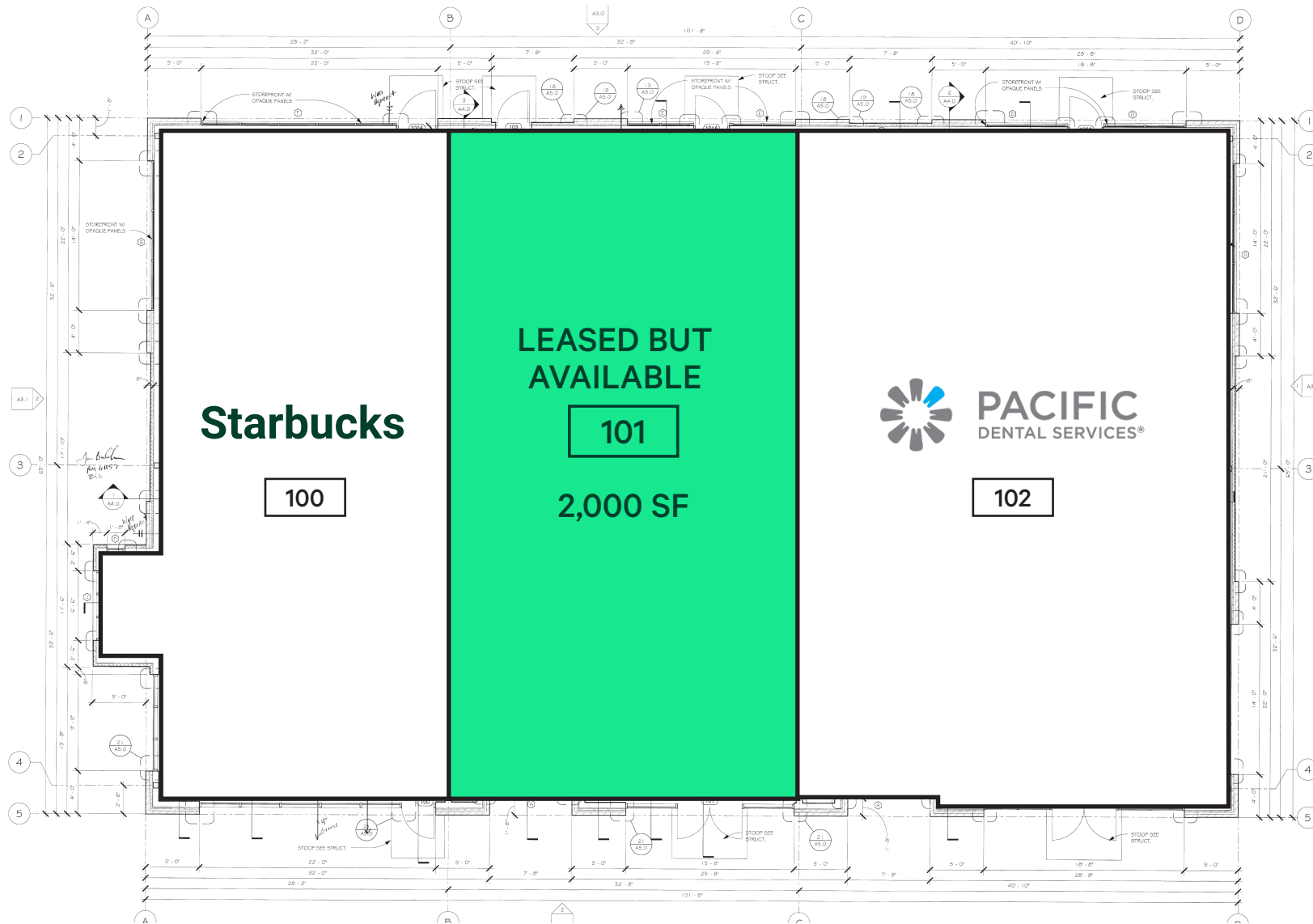
Traffic Counts

- + 114th Ave N: 12,100 VPD
- + US-169: 47,000 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,689	64,468	169,923
Daytime Population	6,921	62,950	166,598
Households	2,657	23,897	62,907
Average Household Income	\$119,873	\$109,394	\$101,613

Property Site Plan





Contact Us

Rob Wise

Vice President
+1 612 336 4274
rob.wise@cbre.com

Charlie Hexum

Senior Associate
+1 612 336 4275
charlie.hexum@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.