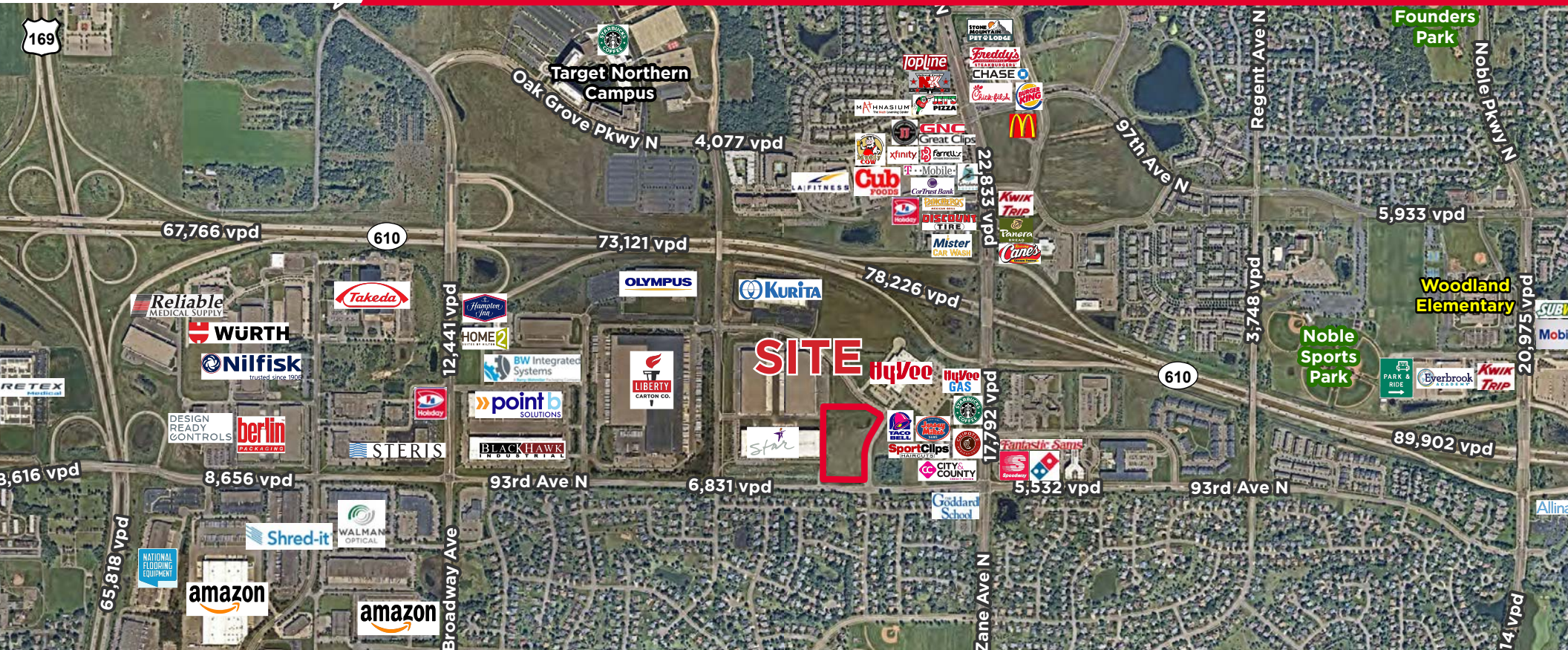


POTENTIAL FOR INDUSTRIAL, RETAIL OR MULTI-FAMILY!



FOR SALE - 7.4 ACRES

OR...

BTS OPPORTUNITY (FOR SALE OR LEASE)

BROOKLYN PARK, MN

CHARLIE MERWIN

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Property Highlights

- Myriad uses (industrial, retail, multi-family)
- Excellent access to Hwy 169 and 610
- Adjacent to new retail amenities (Hy-Vee, Taco Bell, Starbucks and much more)
- Potential for an 81,000 SF industrial building

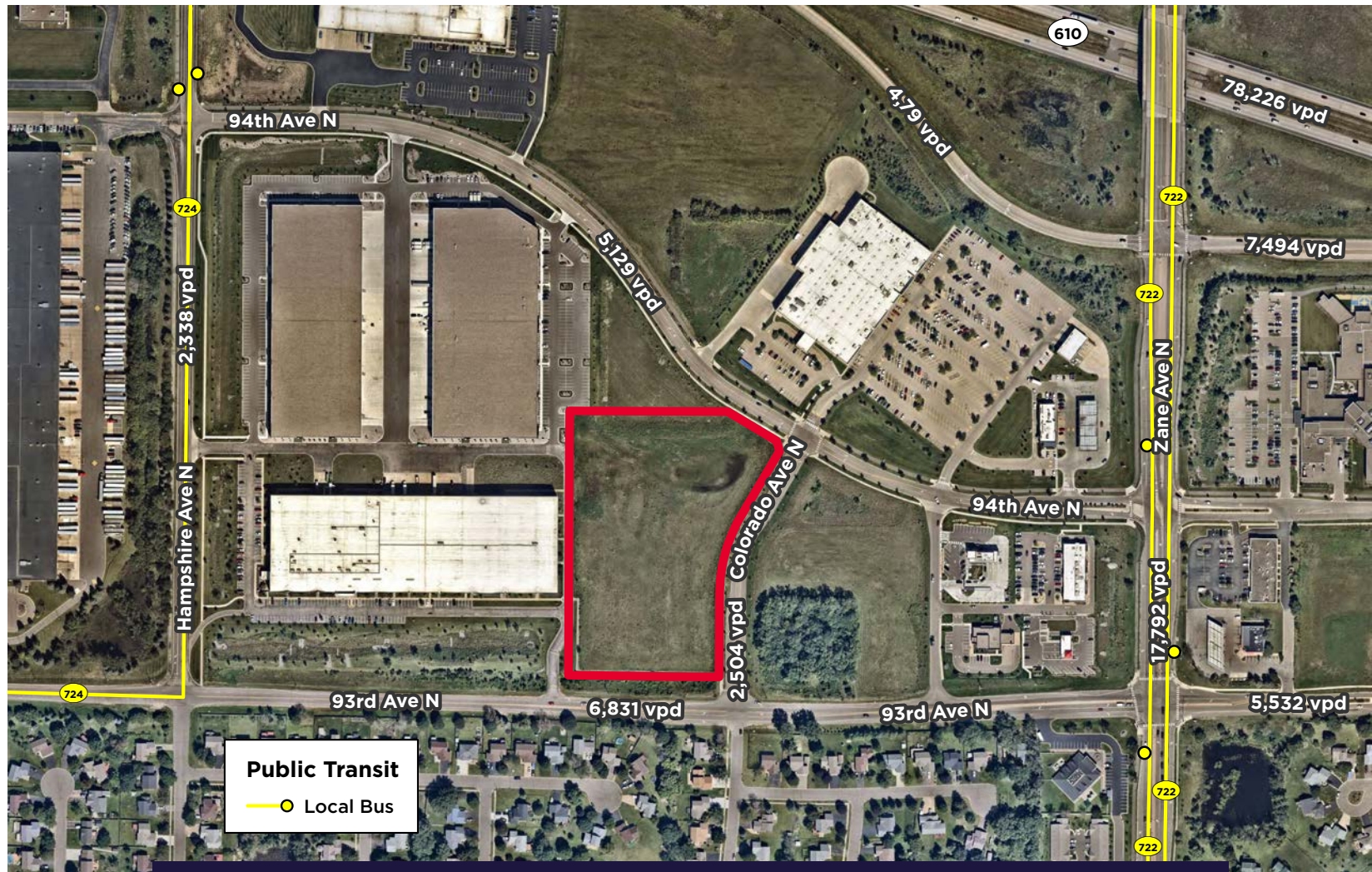
PROPERTY INFORMATION

PID #	0811921440008
Address	9351 Colorado Ave N, Brooklyn Park, MN 55443
Acreage	7.4 acres
2025 Taxes	\$68,685.40
2040 Land Use	Business Park
Traffic Counts	6,831 vpd

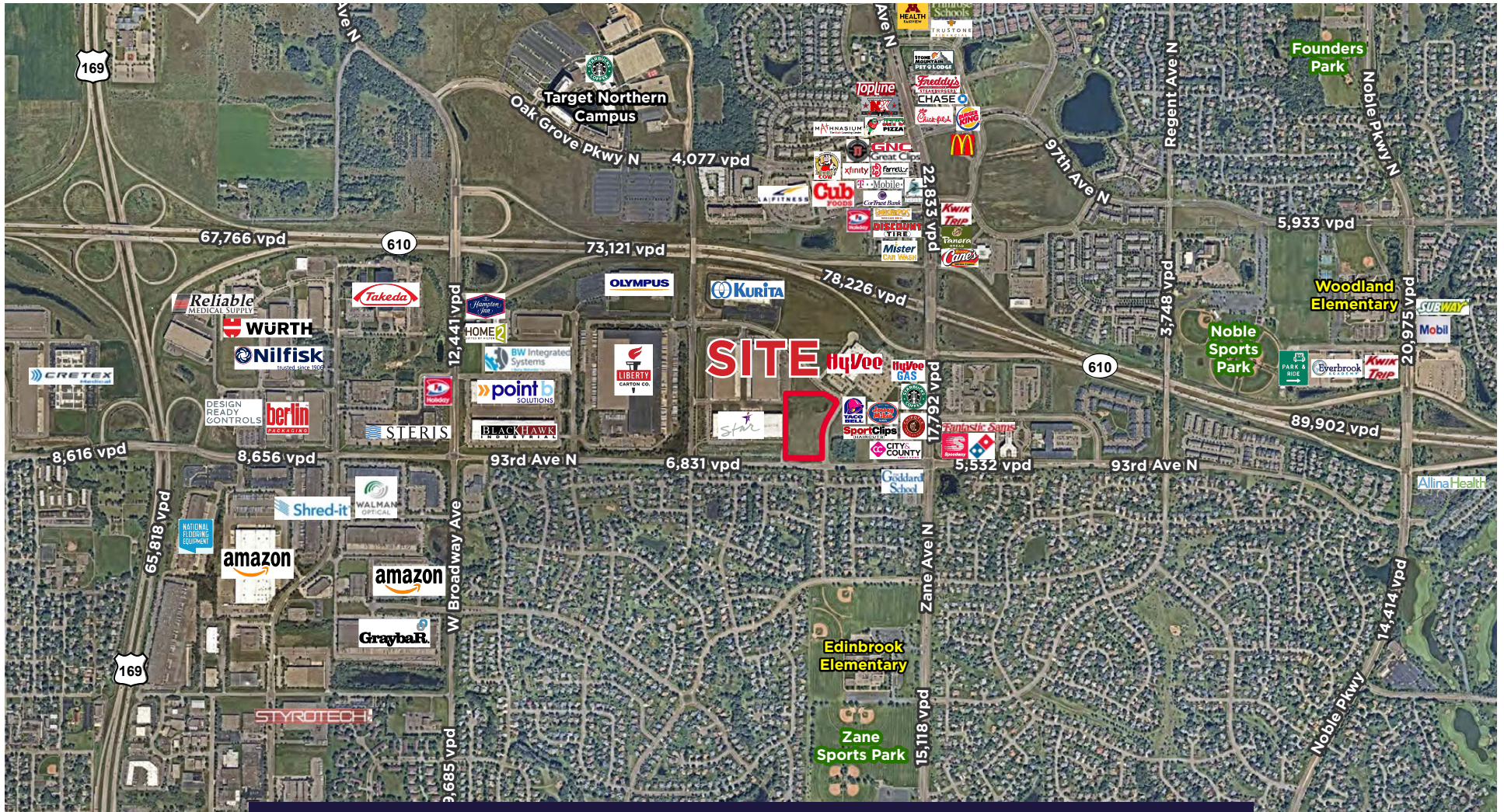
DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	10,577	85,857	227,365
Households	3,462	29,380	83,950
Average HH Income	\$143,211	\$123,374	\$111,444
Daytime Population	5,920	38,275	105,784





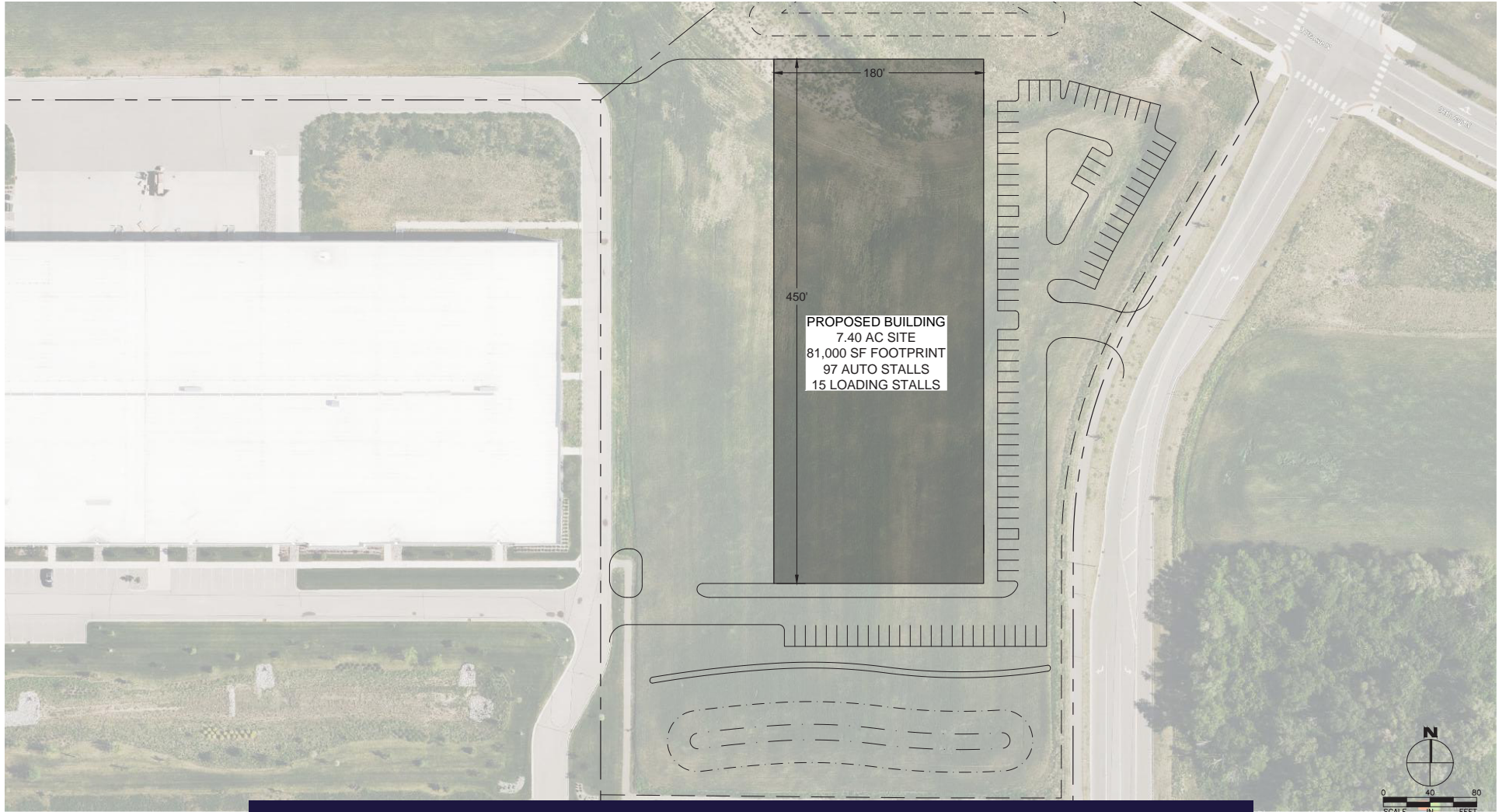
Transit Map



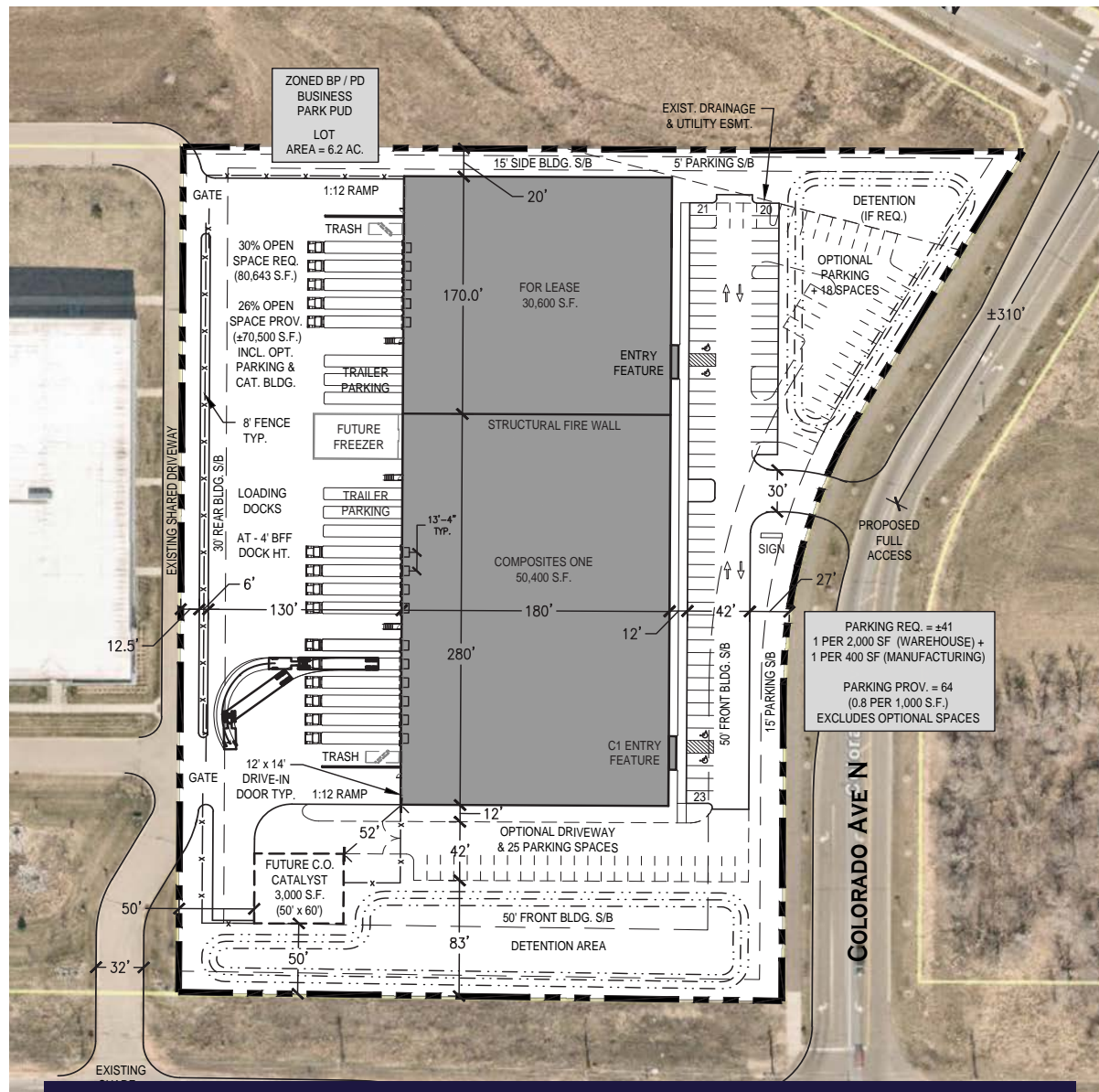
Aerial



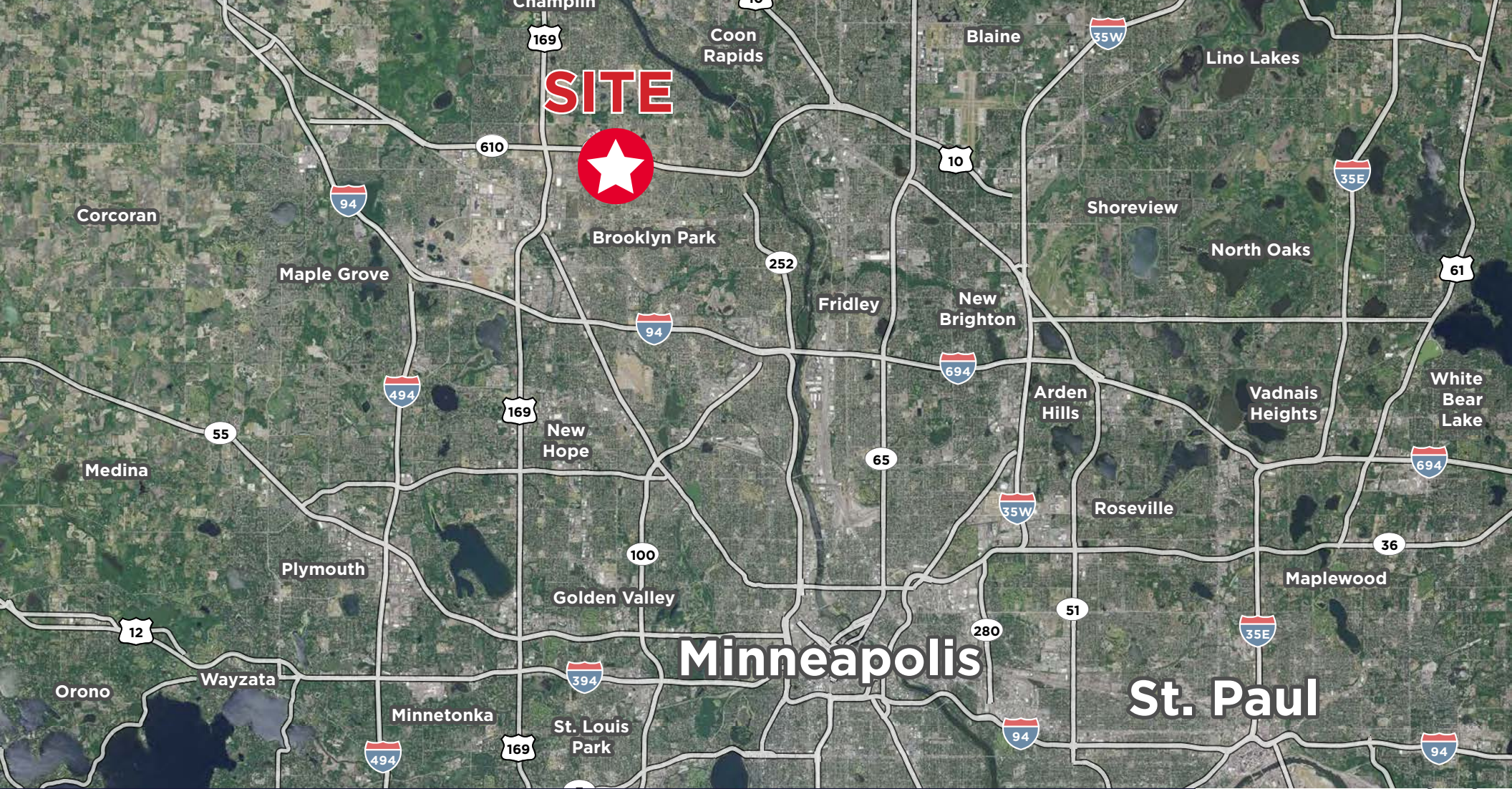
Fit Plan



Fit Plan



Fit
Plan



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