

CHAMPLIN STATION

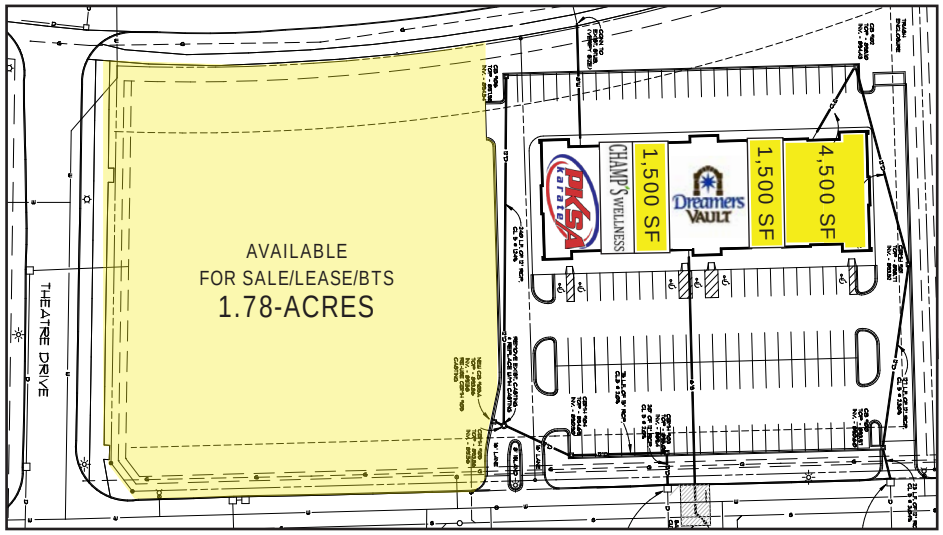
117th Avenue N & Theatre Drive N | Champlin, MN 55316

SALE/LEASE/BTS OPPORTUNITIES

HJ Development is marketing Champlin Station, a multi-tenant strip center & outlot parcel located at the intersection of 117th Avenue N & Theatre Drive N. Constructed in 2008, the 17,000 SF building is easily accessible with visibility from Highway 169. Space is available for lease within the strip center. In addition, the adjacent outlot is available for Sale/Lease/BTS opportunities. Champlin Station is an ideal location for a wide variety of uses. For more information or to schedule a property tour please contact us directly.

DEMOGRAPHICS (Data Source ~ ESRI)

	1-Mile	3-Miles	5-Miles
Population:	8,628	62,740	169,542
Daytime Population:	4,158	27,665	76,832
Households:	3,386	24,172	63,570
Average HH Income:	$128,083	$121,621	$118,082



CURRENTLY AVAILABLE

- 1,500 SF Available for Lease; Currently Operated as a Chiropractic Clinic
- 1,500 SF Available for Lease; Currently Operated by a Gaming Retailer
- 1,500 SF - 4,500 SF Available for Lease; 1st Generation Space with Dirt Floor
- Negotiable Rates & TI's
- Immediate Occupancy Available
- 1.78-Acre Outlot Available for Sale, Lease or Build-To-Suit Opportunities; Call for details

CONTACT INFORMATION

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