

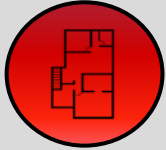
HAYDEN LAKE SQUARE

12454-12496 CHAMPLIN DRIVE, CHAMPLIN, MN



KRAUS-ANDERSON®
Realty Company

SPACE AVAILABLE



100% Leased

SHOPPING CENTER



11,369 sf convenience center adjacent to the 83,000 sf Champlin Plaza Shopping Center

LOCATION



Located at the intersection of Hwy 169 and Hayden Lake Rd

TRAFFIC COUNT



45,000/VPD on Hwy 169
8,500/VPD on Hayden Lake Road



	1 Mile	3 Miles	5 Miles
POPULATION	9,103	64,193	147,814
DAYTIME POP	4,654	43,339	101,872
HOUSEHOLDS	3,664	24,160	53,723
HOUSEHOLD INCOME	96,479	96,053	102,169



Retail Aerial



HAYDEN LAKE SQUARE
CHAMPLIN, MN





Aerial View



HAYDEN LAKE SQUARE
CHAMPLIN, MN





Contact

Kraus-Anderson

501 South Eighth Street
Minneapolis, MN 55404

www.krausanderson.com

Main 612-332-7281
Fax 952-881-8114



Dan Mossey



O: 612-255-2420

C: 763-438-4751



dan.mossey@krausanderson.com