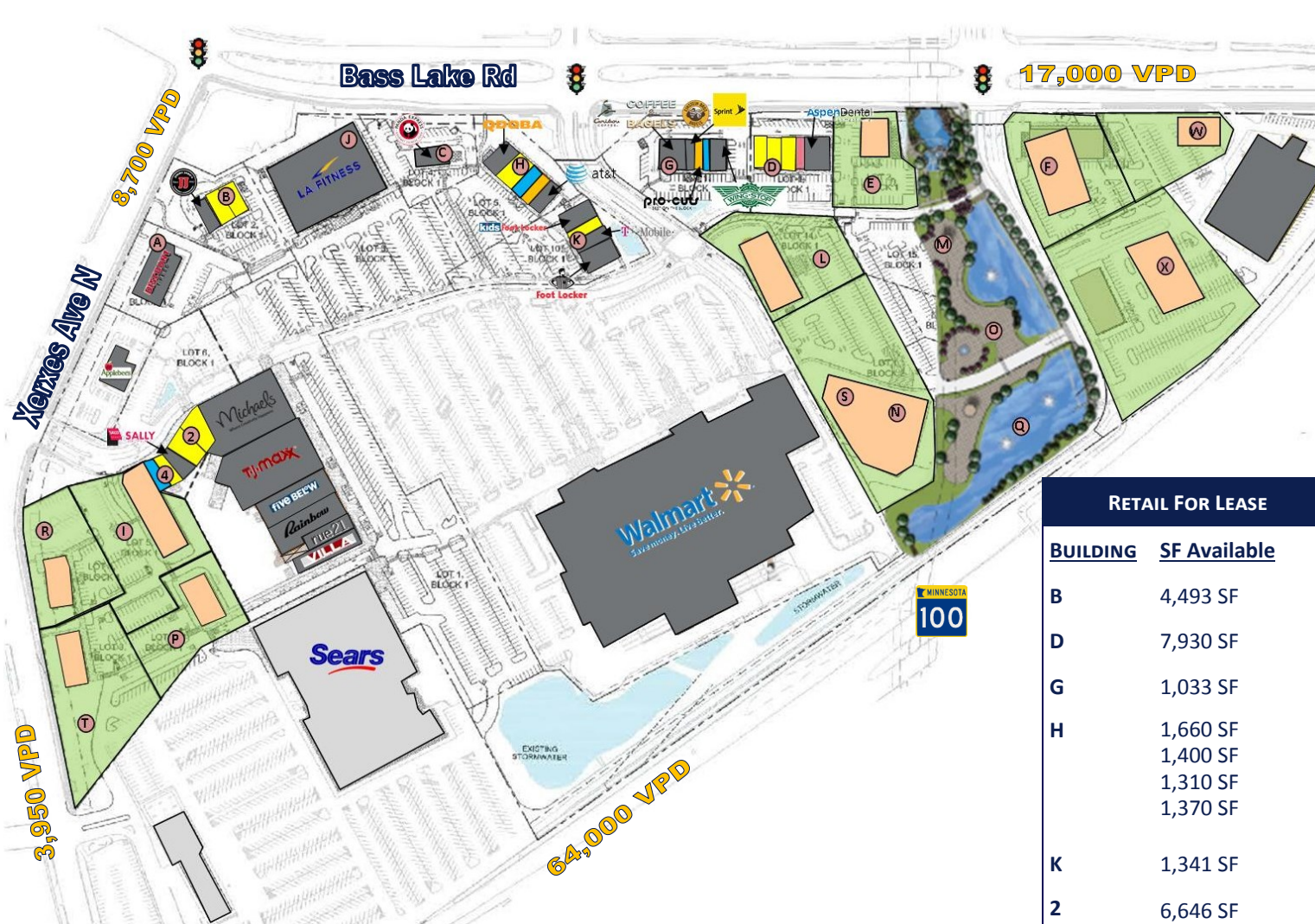


SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430



- Available Retail
- Available Lots
- Proposed Building
- Open Retail
- Negotiating LOI
- Signed LOI
- Signed Lease
- Purchase Agreement
- Preliminary Interest

RETAIL FOR LEASE	
BUILDING	SF Available
B	4,493 SF
D	7,930 SF
G	1,033 SF
H	1,660 SF
K	1,400 SF
	1,310 SF
	1,370 SF
	1,341 SF
2	6,646 SF
4	3,724 SF

BTS LOTS		
LOT	Lot Size	Building GLA
E	0.92 ac	Up to 4,800 SF
F	1.19 ac	Up to 14,000 SF
I	1.42 ac	Up to 13,332 SF
L	1.29 ac	Up to 11,200 SF
N & S	2.93 ac	Up to 12,541 SF
P	0.92 ac	Up to 6,000 SF
R	1.03 ac	Up to 5,400 SF
T	1.54 ac	Up to 5,000 SF
X	2.87 ac	Up to 19,800 SF
W	1.10 ac	Up to 6,300 SF

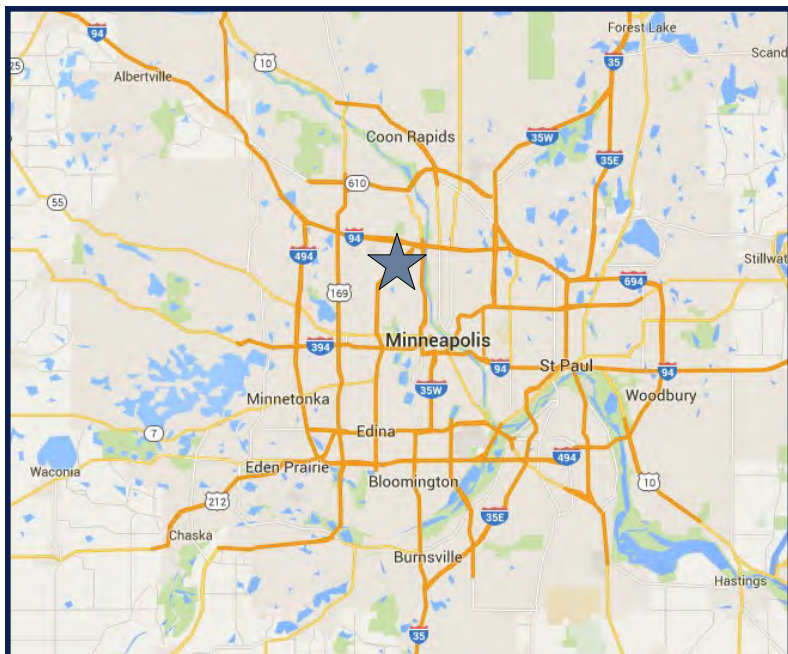
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Nearby Retailers

Cub Foods	BC Liquors
McDonalds	Panera Bread
50's Grill	Popeye's
Lee Ann Chins	Star Bucks
Bremer Bank	Wings Financial
Well Fargo,	North Memorial Clinic
Curves	UPS
GNC	CVS
Kinder Care	Dollar Tree

Shingle Creek Crossing, formerly the Regional Brookdale Mall began development in August of 2011, anchoring Wal-Mart , Sears and LA Fitness. The conversion from mall to Life style/ Community Center has attracted well known retailers including Michalel's Arts & Crafts TJ Maxx, Rainbow Appeal, Rue 21, Five Below, Sprint, T-Mobie, Qdoba, Applebee's, and a host of other well established retail chains. In addition to retail store fronts that are for lease, there are pad sites for lease/sale to attract uses including sit down restaurants, retail or medical uses. Though Shingle Creek Crossing has created a revitalization within the current regional trade area, its goal is to continue to attract quality retailers and service providers that will serve and benefit the community and outlying cities. With over 121,000 people residing in a 3 mile radius the retailers have experienced great success at Shingle Creek Crossing. The annual household incomes within 3 miles are comparable to many of the neighboring cities.

Its proximity along HWY 100 with over 64,000 cars traveling daily is an inherent asset. Bass Lake Road and Xerxes creates a ring road around the development which provides key access and egress points to make it convenient for patrons to navigate thru the development. Ample parking, pylon signage for retailers are another selling feature.

Finally, the city of Brooklyn Center has invested significantly in this project to create an aesthetically appealing outdoor attraction with waterways, ponds and regional trails for biking and walking.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,199	121,578	319,614
DAYTIME POP	6,694	44,488	150,167
MEDIAN HH INCOME	\$47,373	\$51,882	\$53,355
AVERAGE HH INCOME	\$58,562	\$63,413	\$69,385
MEDIAN AGE	33.6	34.2	35.3

TRAFFIC COUNTS

BASS LAKE RD	17,000 VPD
XERXES AVE N	8,700 VPD
HWY 100	64,000 VPD

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GATLIN DEVELOPMENT

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UPLAND

REAL ESTATE GROUP, INC.



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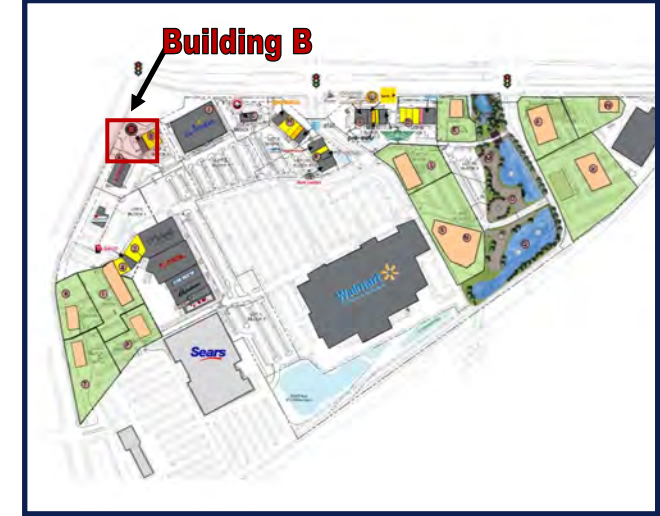
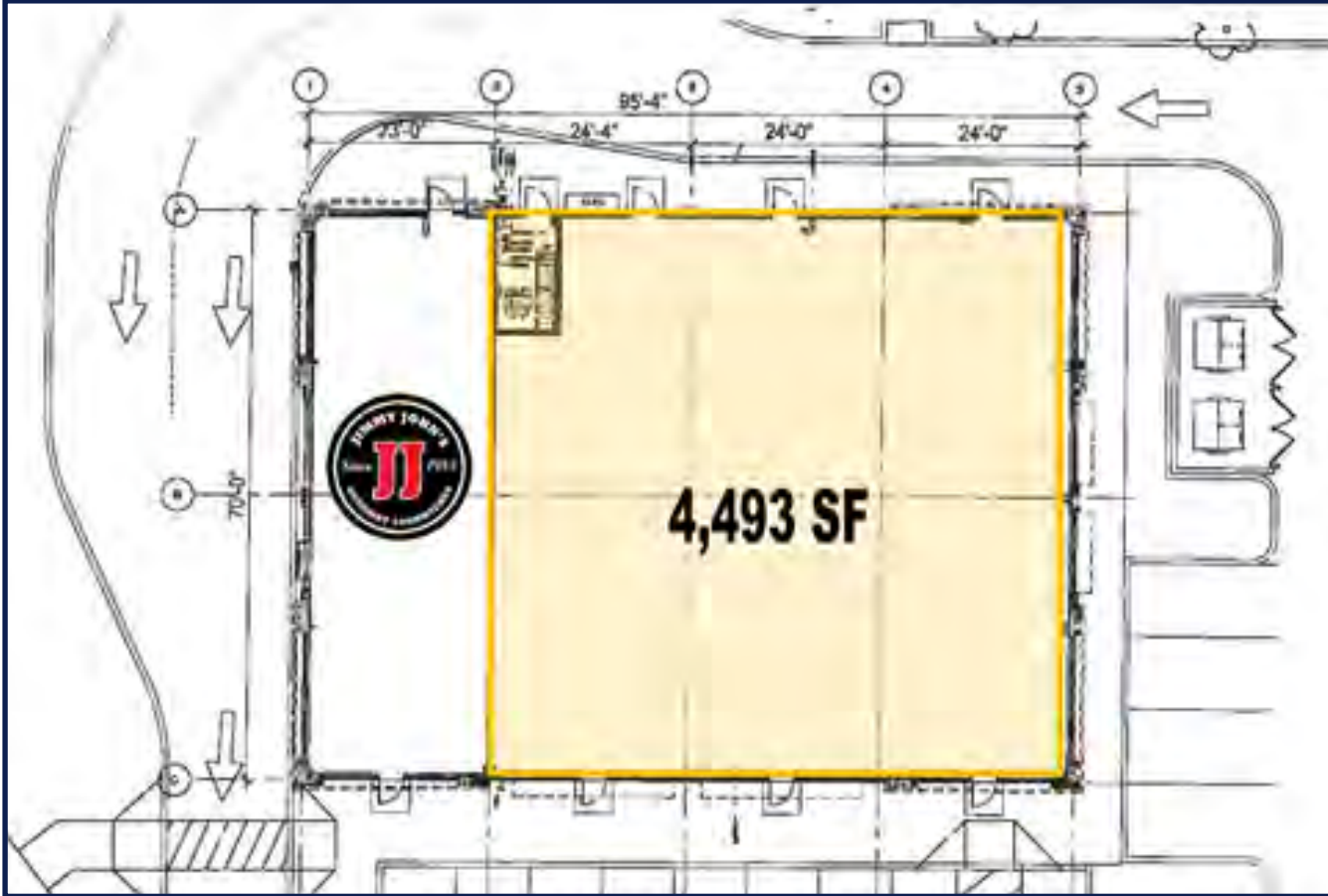
GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

UPLAND
REAL ESTATE GROUP, INC.

Building B



CAM	TAX	INSURANCE	TOTAL
\$2.43 PSF	\$4.08 PSF	\$0.21 PSF	\$6.72 PSF

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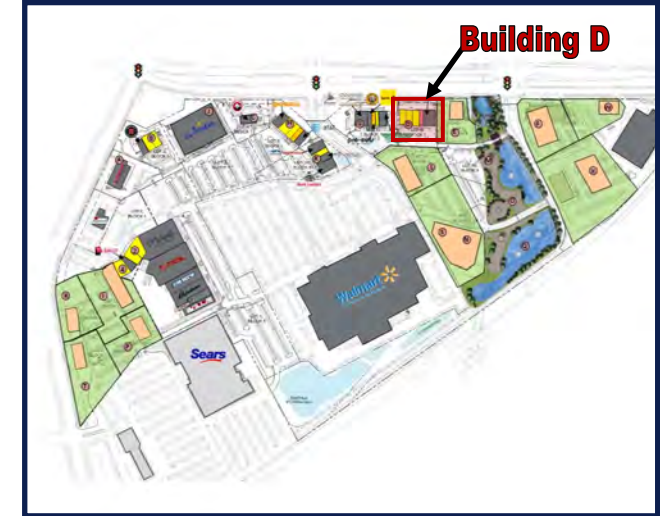
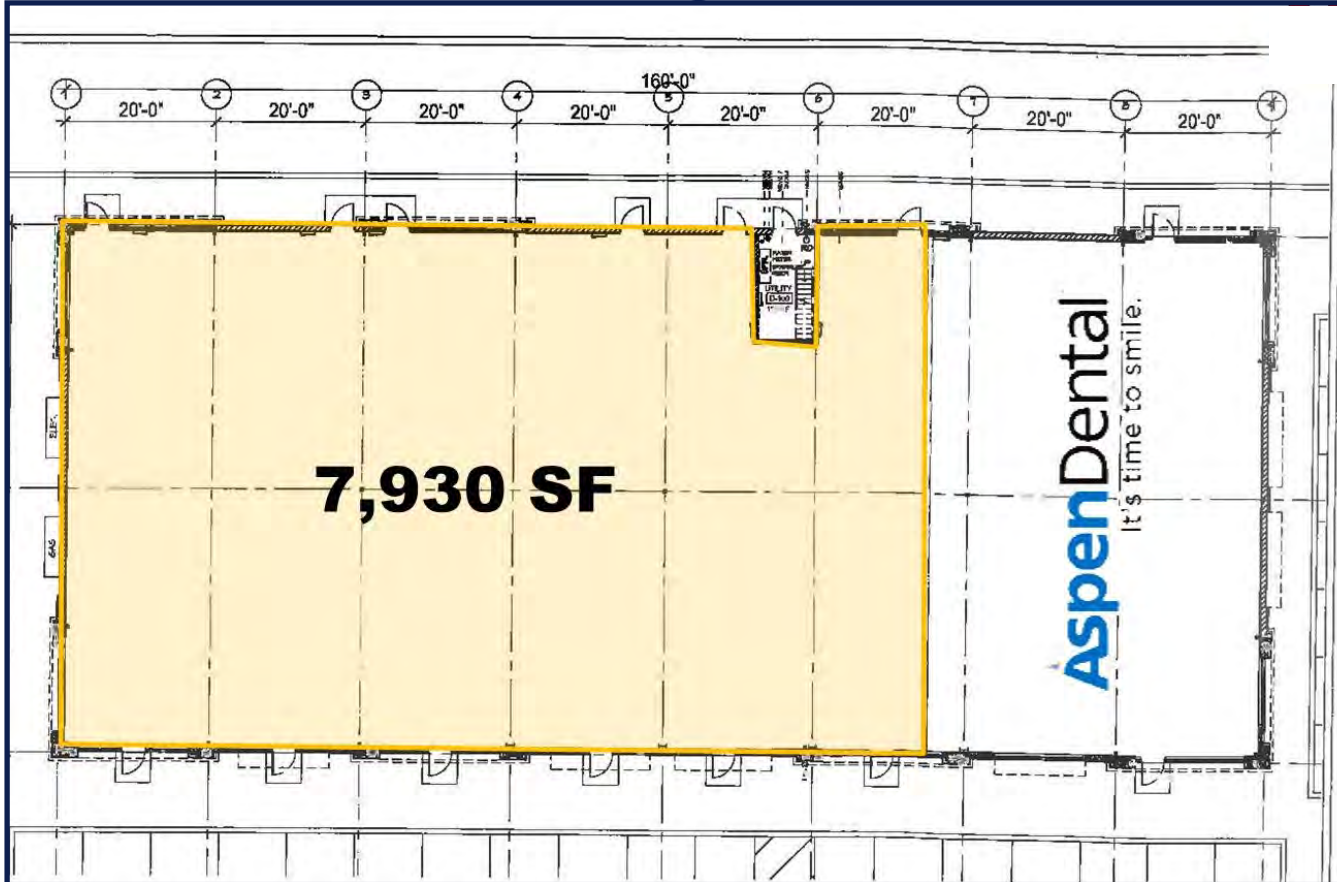
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SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

UPLAND
REAL ESTATE GROUP, INC.

Building D



CAM	TAX	INSURANCE	TOTAL
\$2.43 PSF	\$4.43 PSF	\$0.21 PSF	\$6.94 PSF

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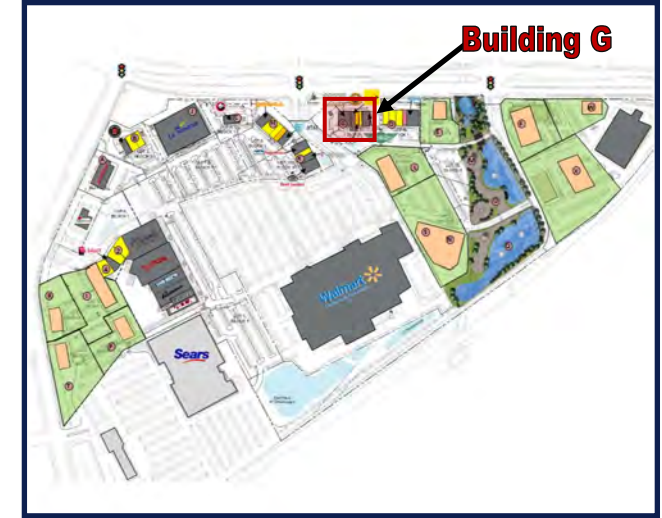
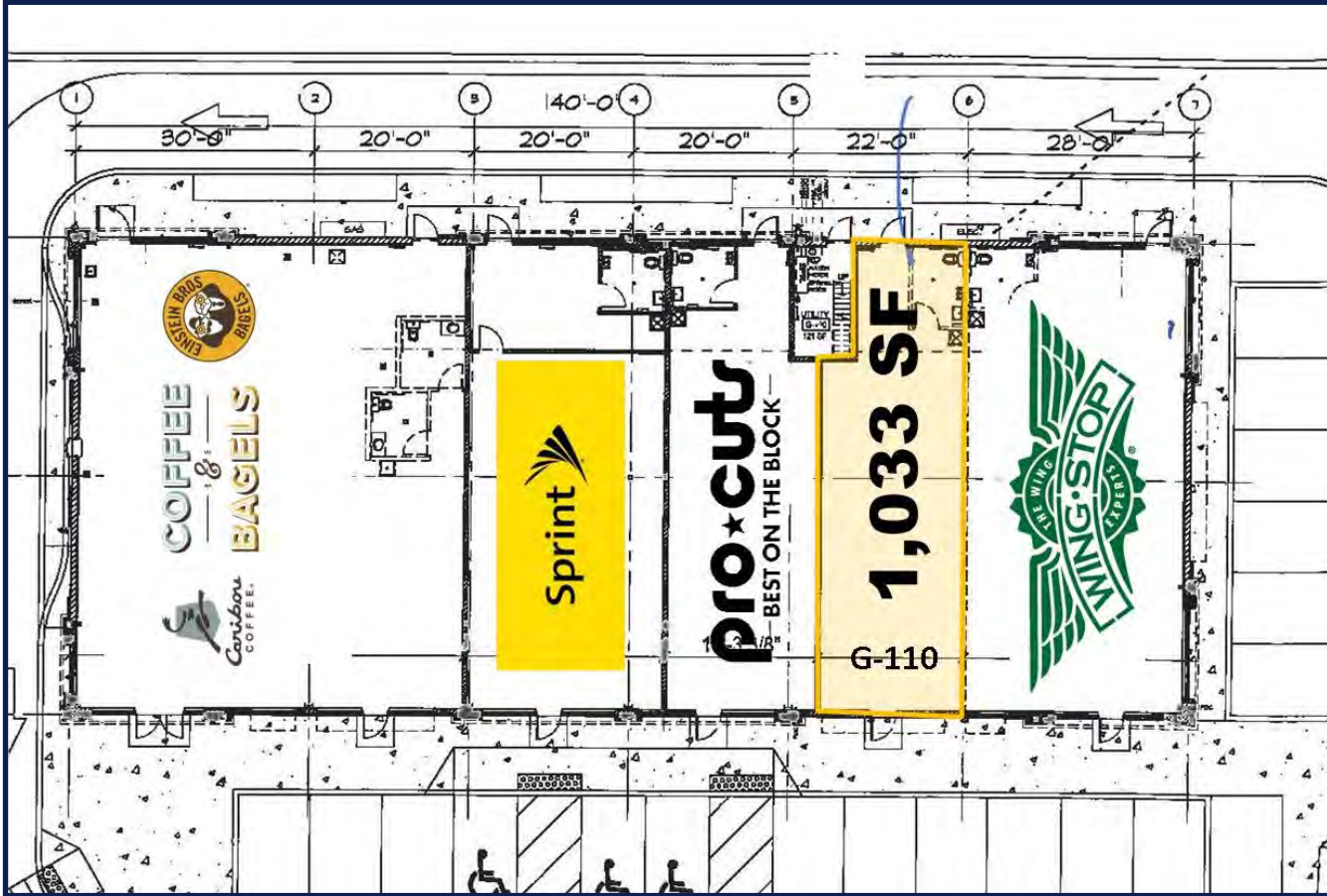
GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

1000-1300 Shingle Creek Crossing | Brooklyn Center, MN | 55430

UPLAND
REAL ESTATE GROUP, INC.

Building G



CAM	TAX	INSURANCE	TOTAL
\$2.43 PSF	\$8.08 PSF	\$0.21 PSF	\$10.72 PSF

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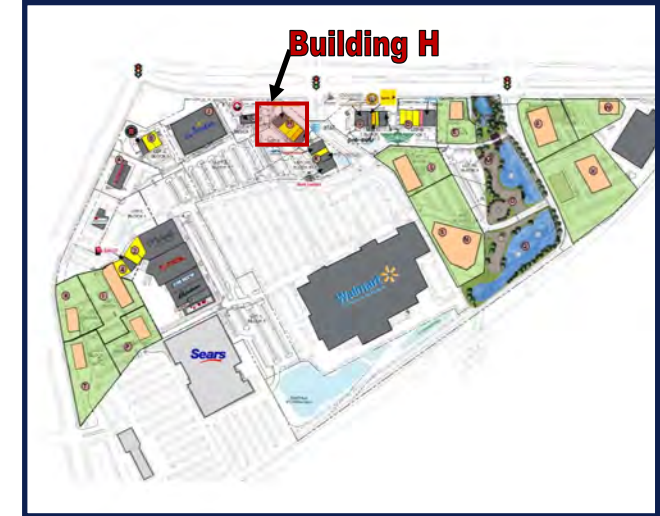
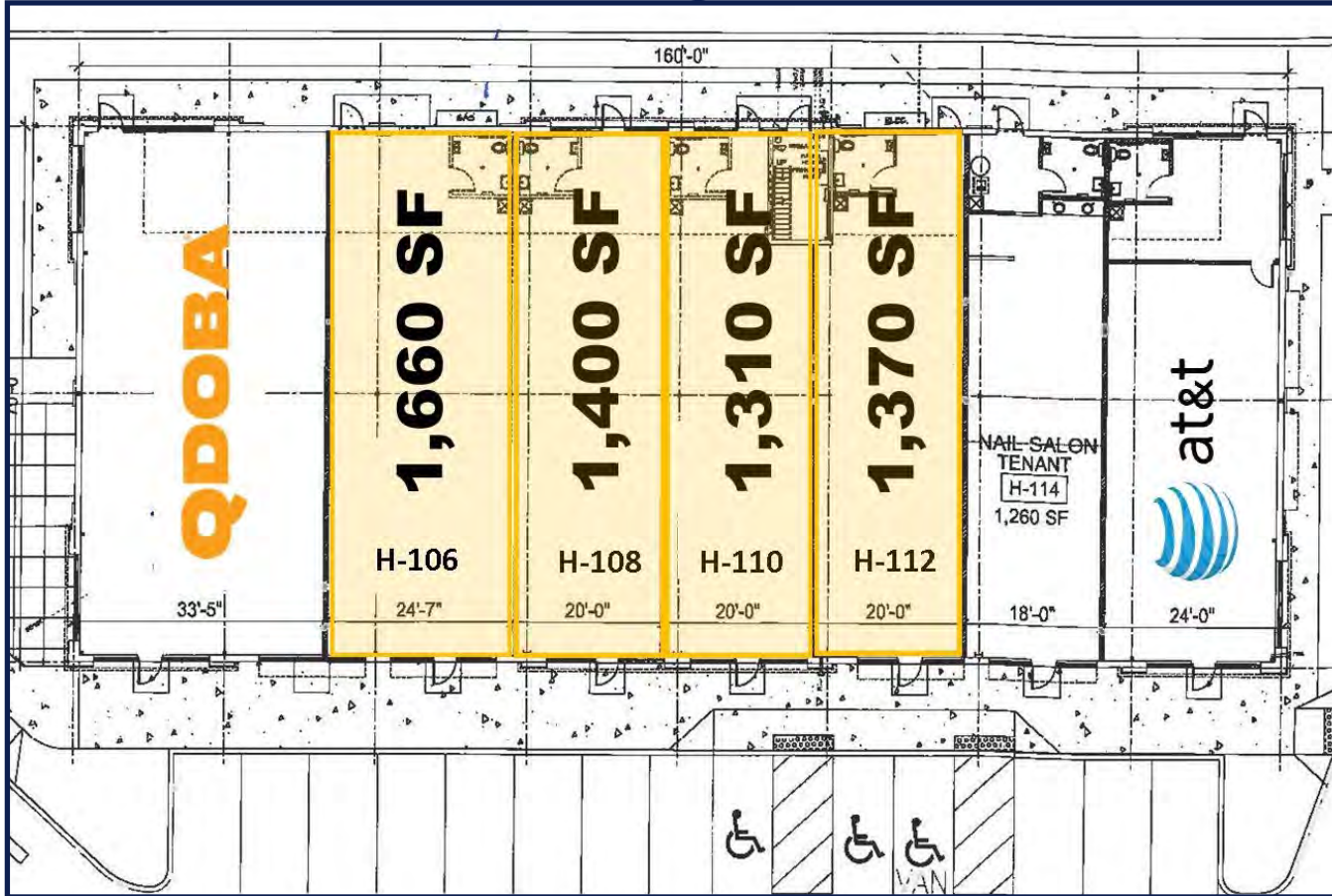


GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

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Building H



CAM	TAX	INSURANCE	TOTAL
\$2.43 PSF	\$7.08 PSF	\$0.21 PSF	\$9.72 PSF

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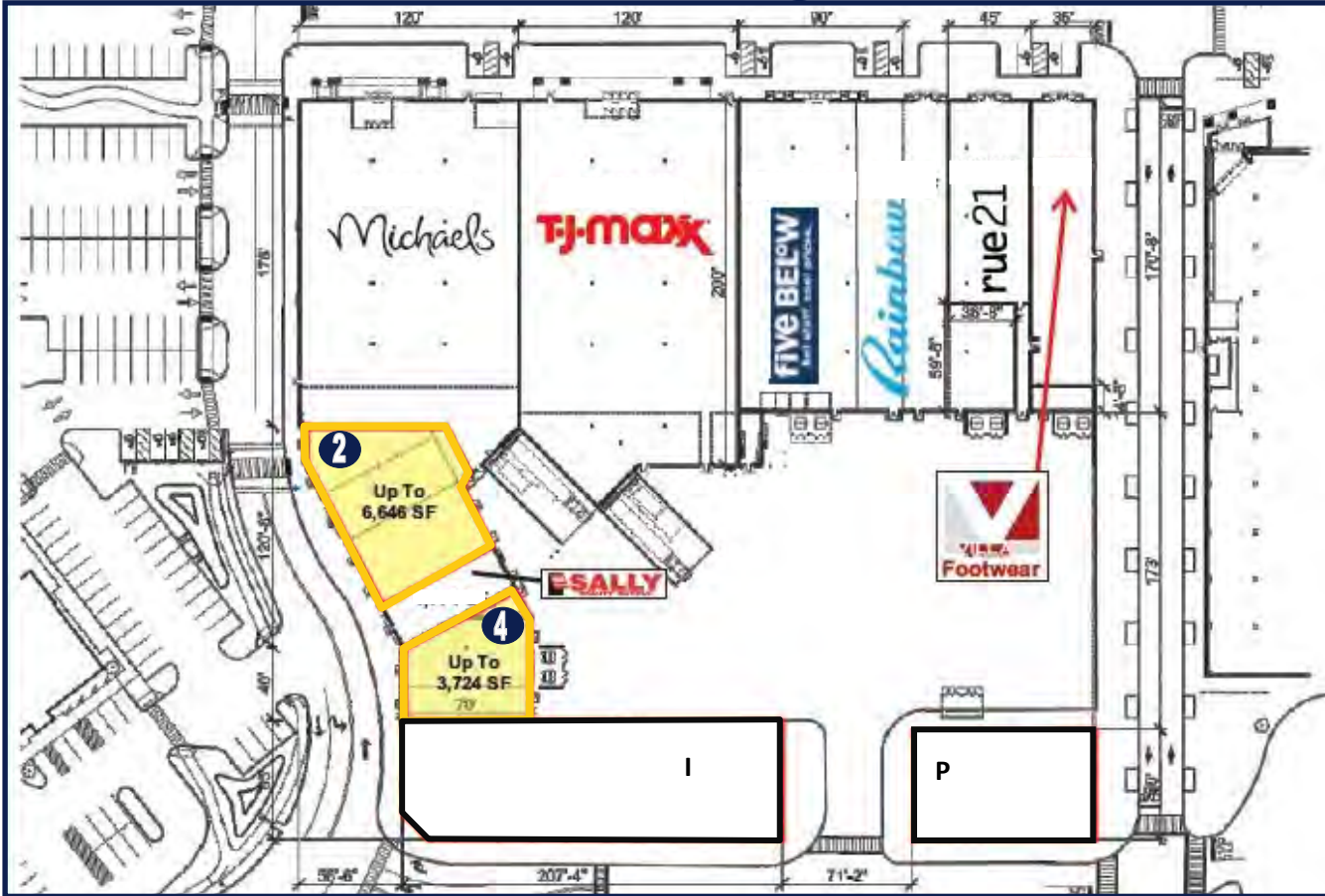


GATLIN DEVELOPMENT

SHINGLE CREEK CROSSING

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Jr. Box Building



CAM	TAX	INSURANCE	TOTAL
\$2.43 PSF	\$0.33 PSF	\$0.21 PSF	\$2.97 PSF

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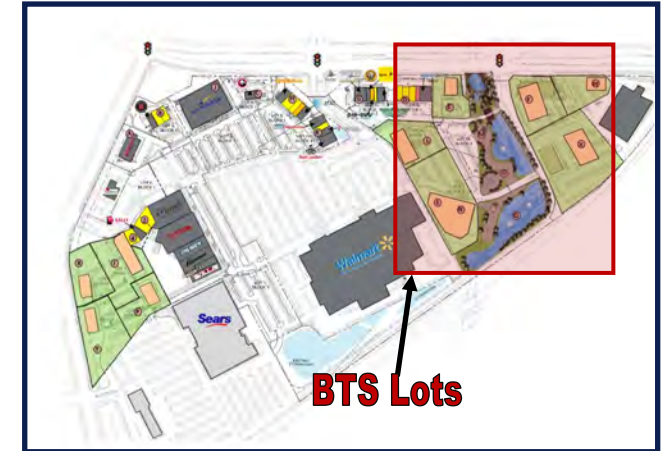


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SHINGLE CREEK CROSSING

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Lots E, L, F, X, W, S&N



LOT	SIZE	BUILDING	TAX & CAM
E	0.92 ac	Up to 4,800 SF	\$3.08
L	1.29 ac	Up to 11,200 SF	\$2.95
F	1.19 ac	Up to 14,000 SF	
S&N	2.93 ac	Up to 12,541 SF	\$3.02
X	2.87 ac	Up to 19,800 SF	\$3.00
W	1.10 ac	Up to 6,300 SF	\$3.00

Lots For Sale, Lease or Build-to-Suit

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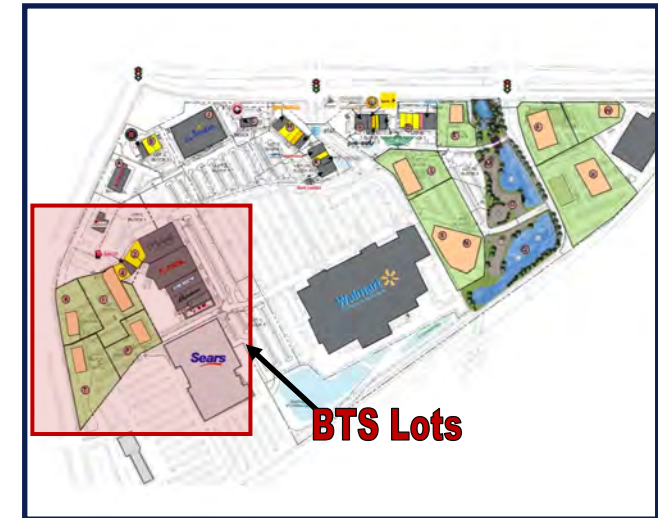
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SHINGLE CREEK CROSSING

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Lots R, T, I & P



Lots For Sale, Lease or Build-to-Suit

LOT	SIZE	BUILDING	TAX & CAM
R	1.03 ac	Up to 5,400 SF	\$3.08
T	1.54 ac	Up to 5,000 SF	\$3.08
I	1.42 ac	Up to 13,332 SF	\$3.08
P	0.92 ac	Up to 6,000 SF	\$3.08

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