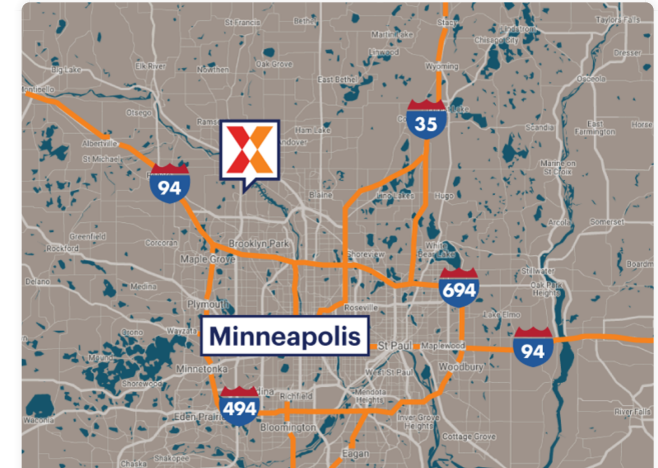


Champlin Marketplace

11401 Marketplace Dr N | Champlin, MN 55316

Hennepin County Minneapolis-St. Paul-Bloomington, MN-WI 91,970 Sq Ft

45.1607, -93.3898



Demographics	1 Mile	3 Miles	5 Miles
Population	8,370	64,815	176,140
Daytime Pop.	5,352	81,903	211,438
Households	3,130	24,645	65,942
Income	\$141,476	\$125,910	\$127,364

Source: Synergos Technologies, Inc. 2024

Anchored by a 57,120 Sq Ft Cub Foods, and top national brands such as Anytime Fitness, Jimmy John's & The UPS Store

Surrounded by a dense daytime population of 82K+ within 3 miles

Highly affluent population with an average household income of 126K+ within 3 miles

High visibility from 42K+ vehicles daily on Jefferson Hwy N (Kalibrate 2021)

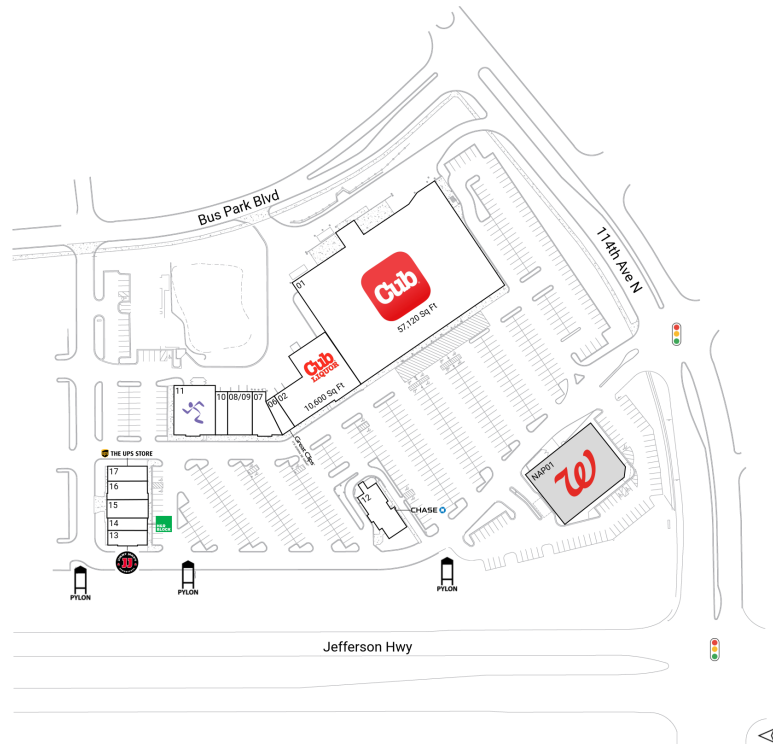


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Current Tenants Space size listed in square feet

01	Cub Foods	57,120
02	Cub Foods - Liquor	10,600
06	Great Clips	1,200
07	Weiju Kitchen	2,397
08/09	Bewoolen	2,800
10	Chanticlear Pizza	1,400
11	Anytime Fitness	4,800
12	Chase	3,393
13	Jimmy John's	1,557
14	H&R Block	1,333
15	Yarwood Martial Arts	1,909
16	Style Nails	1,904
17	The UPS Store	1,557
NAP01	Walgreens	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1765

