

CAMDEN CENTER FOR LEASE

4203 Webber Parkway | Minneapolis, MN | 55412



3,233 SF of Retail Available

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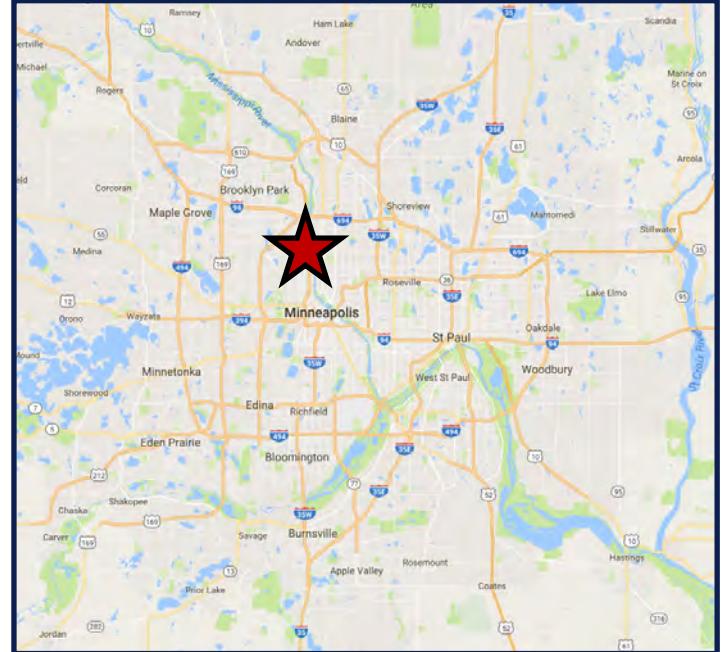
Main: 612.332.6600

Fax: 612.376.4489

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	4203 Webber Parkway
CITY, STATE	Minneapolis, MN
SPACE AVAILABLE	3,233 SF
LEASE RATE	\$10.00—\$18.00
CAM & TAX 2018	\$8.82 PSF
COUNTY	Hennepin
YEAR BUILT	1997
PARKING	83 Parking Spaces

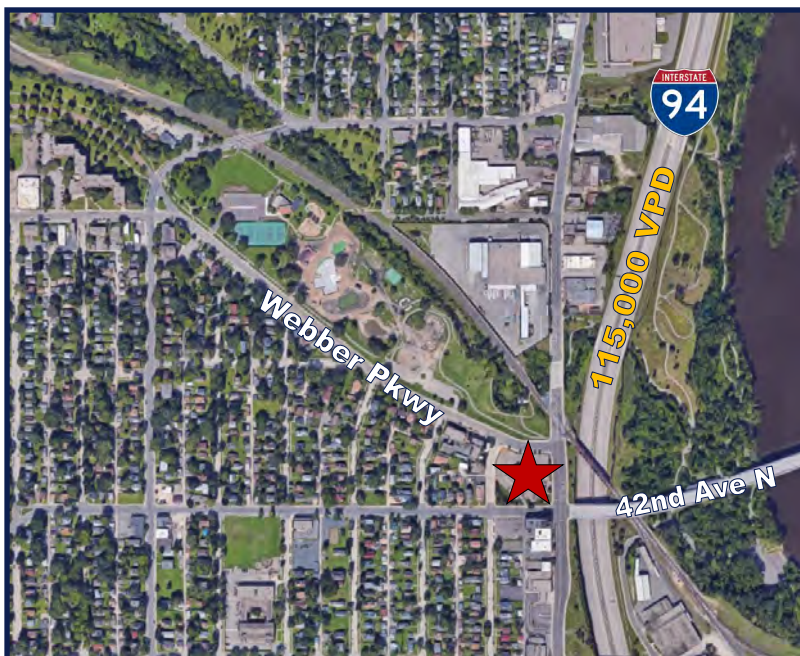


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,077	143,199	370,672
DAYTIME POPULATION	3,667	61,852	384,725
MEDIAN HH INCOME	\$42,017	\$49,074	\$50,776
AVERAGE HH INCOME	\$52,674	\$62,637	\$71,476
MEDIAN AGE	33	34.5	34.1

TRAFFIC COUNTS

WEBBER PKWY	4,750 VPD
N LYNDAL AVE	12,400 VPD
INTERSTATE 94	115,000 VPD



COMMENTS

- Co Tenants include North Memorial Camden Physicians Clinic, Subway and Joy Luck Chinese Restaurant.
- Visible from Interstate 94 South which has 115,000 VPD.
- Nearby to McDonald's and other food options.
- Accessible tenant and customer parking out front.

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