



WE BUILD STORIES

MINNESOTA HEALTH VILLAGE
Maple Grove's Next Premier Development

CBRE

RYAN



CONCEPTUAL DESIGN

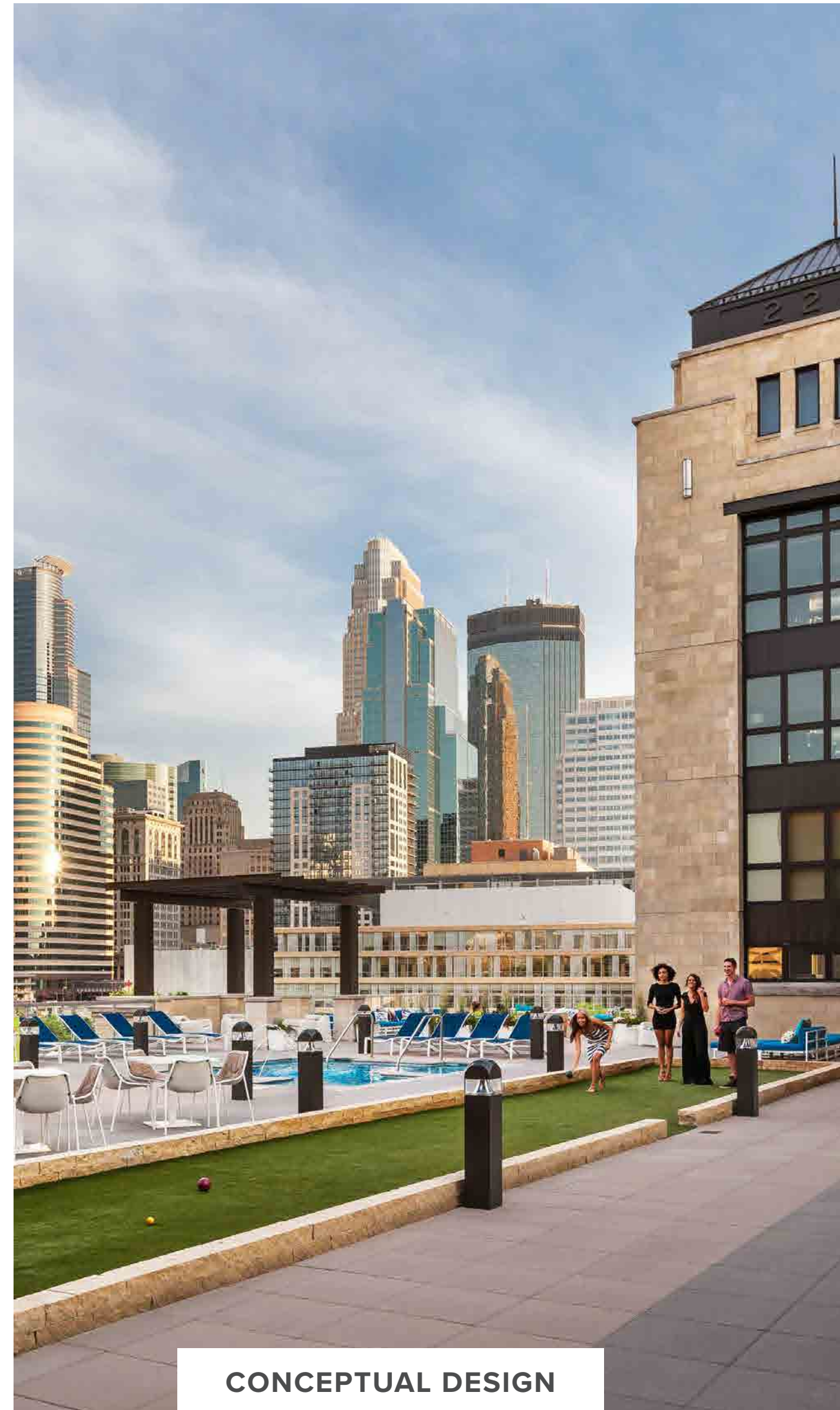
Minnesota Health Village is a 100-acre, mixed-use development in one of Minnesota's most sought after communities. Located at the high visibility intersection of I-94 and Hwy 610, the site is Minnesota's gateway to the Twin Cities and just a short commute to the urban core.

Anchored by Maple Grove Hospital, one of America's top performing hospitals, and The Grove Retail Village, Minnesota Health Village will serve as a destination for care providers; companies of all sizes; startups and collaborative partnerships; and anyone looking for the ideal place to live, work, play, heal and be well.

The mixed-use development will include a pedestrian friendly street-scape, abundant green space, and public recreational trails that tie into the broader regional network. The abundance of natural amenities will make this a very attractive and unique place for people to thrive.

LIVE WELL

The Minnesota Health Village is about improving community access to health and wellness, encouraging healthy lifestyles, and creating a vibrant place for everyone to enjoy.

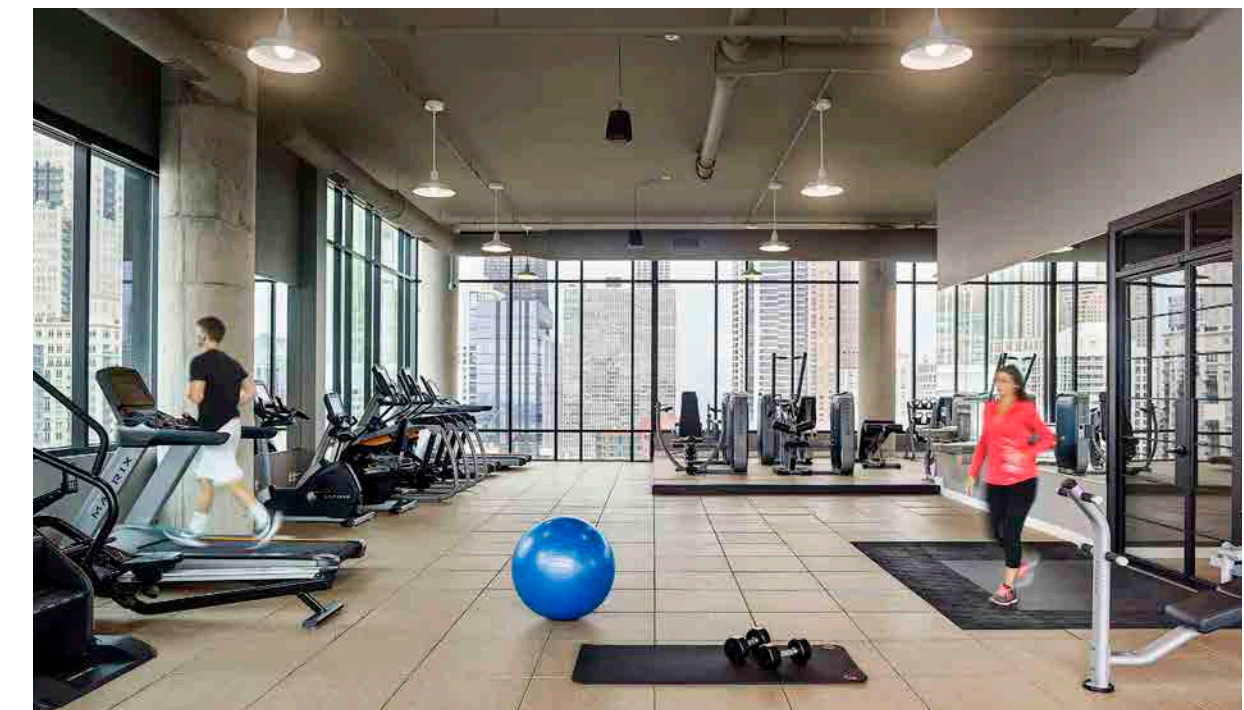


WHAT IS A HEALTH VILLAGE?

The concept integrates a variety of uses combined in a thoughtful way in one development. Some examples may be healthcare, senior living, multi-family, hospitality, wellness-focused retail, office, research and education.

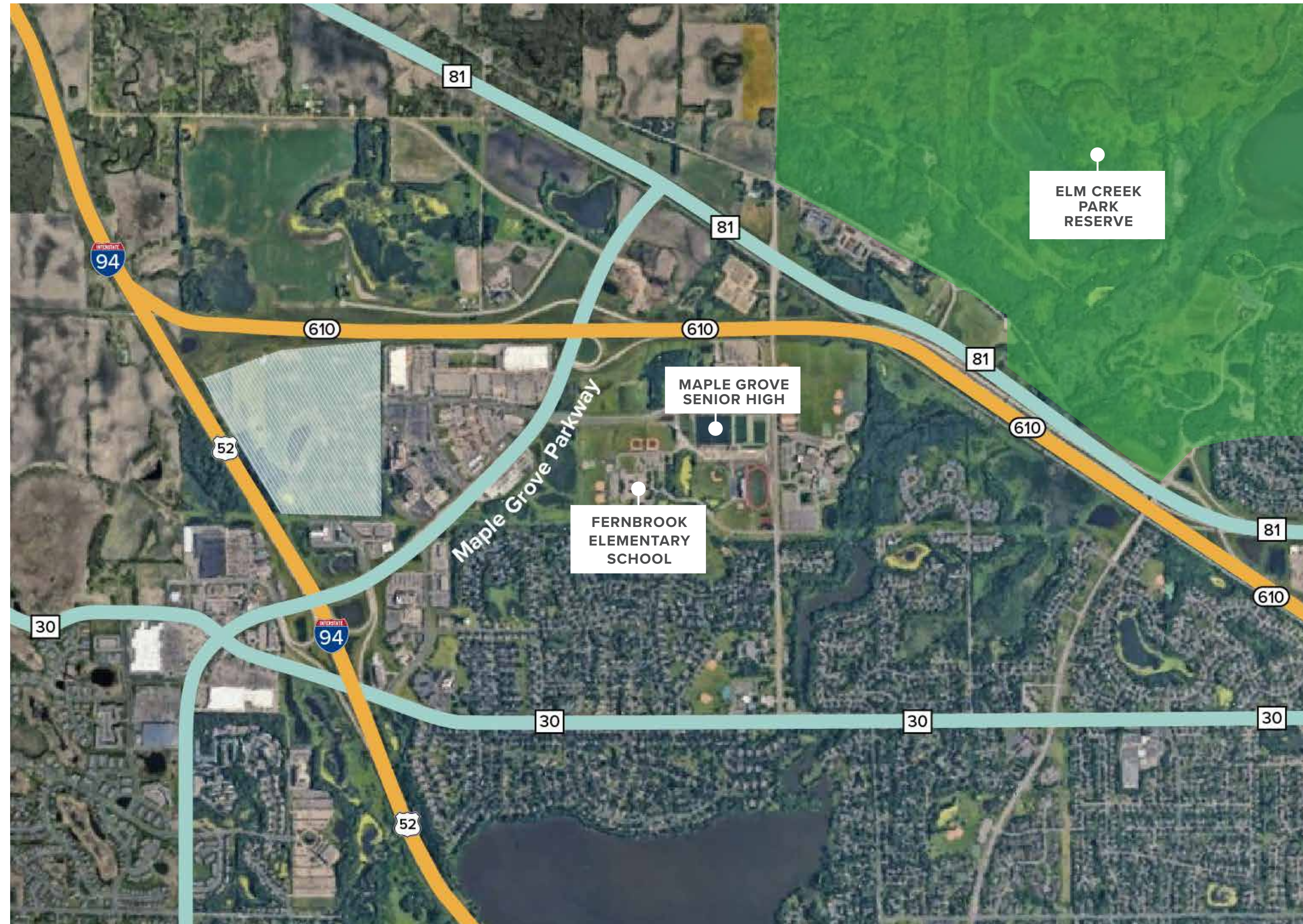
Health Villages recognize healthcare uses as an anchor and can help strengthen brand awareness for a partnering health system, foster unique partnerships, establish a better community connection, and promote healthy living.

Ultimately a shift to focus on wellness enhances health outcomes, improves the patient and provider experience, and reduces the overall cost of care.



IDEAL LOCATION

- Northern Minnesota's gateway to the Twin Cities
- Easy access and visibility from I-94 and Hwy 610
- Favorable demographics
- 18 miles to Minneapolis CBD
- 28 miles to St. Paul CBD





- An extension of The Grove of Maple Grove, this 47 acres offers frontage onto I-94 and Hwy 610. Proposed uses include office, medical office, high tech manufacturing, hotel, and high density residential.
- Area businesses include Maple Grove Hospital, Boston Scientific Campus, Austin Mutual Insurance, Fairview, Park Nicollet, North Memorial Clinics, Twin Cities Orthopedics.
- Area Retailers: Target, Home Depot, Menard's, Wal-Mart, Sam's Club, Aldi.
- Direct access to I-94, Hwy 610, CR 81 via Maple Grove Parkway.
- PIDs: Portion of 0811922130001 & 0811922110001
- Future Land Use: Mixed-Use

TRAFFIC COUNTS

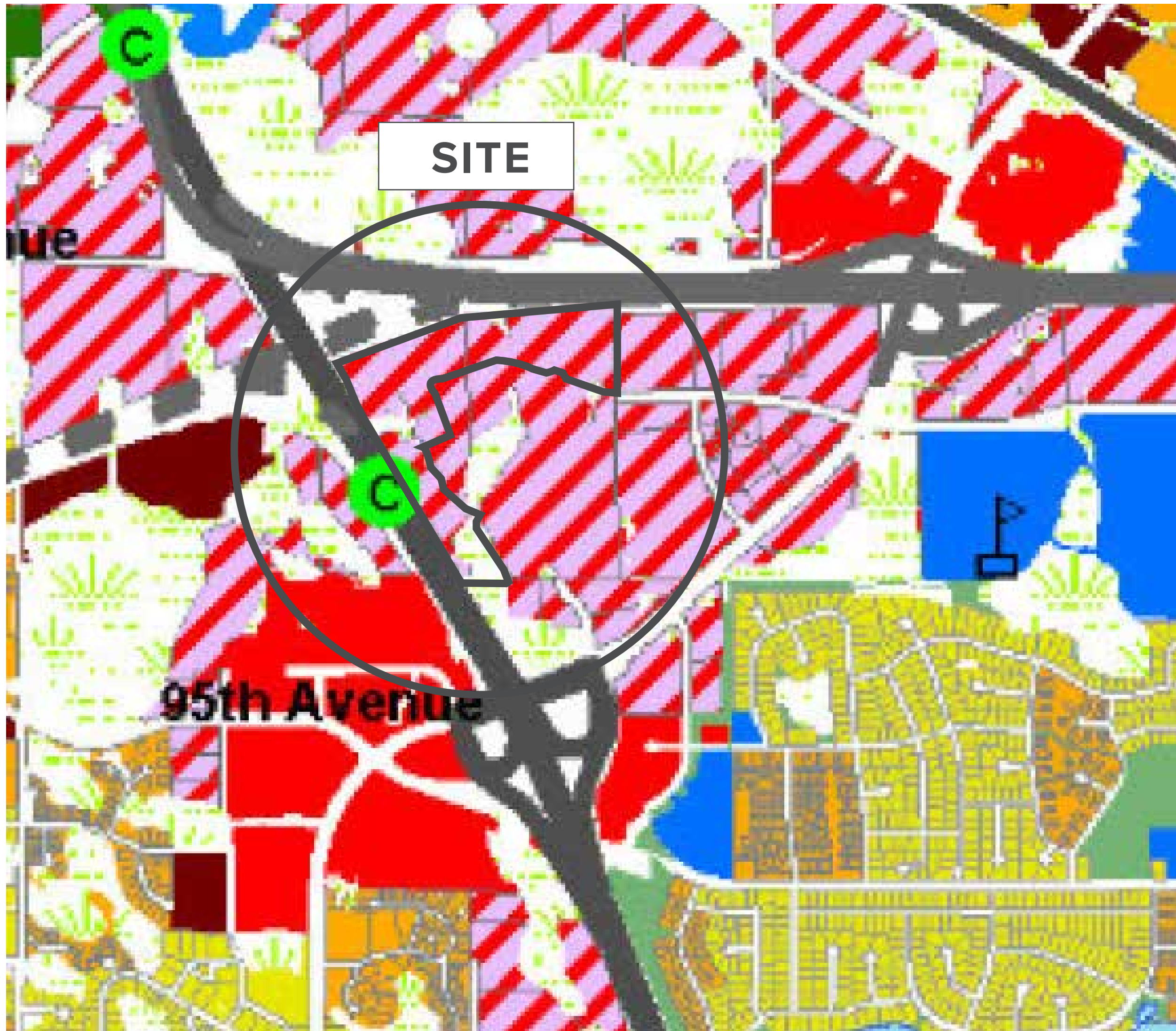
- I-94: 119,000 VPD
- Hwy 610: 17,900 VPD
- Maple Grove Pkwy: 18,800 VPD



SITE PLANS

- Lot 1 Block 2 ±6.711 Acres
- Lot 2 Block 2 ±6.406 Acres
- Lot 3 Block 2 ±6.711 Acres
- Lot 4 Block 2 ±12.108 Acres
- Lot 9 Block 2 ±15.828 Acres





FUTURE LAND USE

MIXED USE

Office buildings; high-density housing; major or ancillary retail centers; civic buildings; manufacturing, office-warehouse, and office-showroom. Vertical mixtures allowed and encouraged. Review as a planned-unit development.



SURROUNDED BY AREA AMENITIES

- Anchored by Maple Grove Hospital and surrounded by leading area healthcare facilities
- Adjacent to The Grove Retail Village and major retailers
- Close to the Maple Grove regional transit hub
- Close to Maple Grove Senior High and Fernbrook Elementary
- Abundant green space
- Walking trails connected to regional trail network



Target



Home Depot



Walmart



Sam's Club



Menards



Aldi



Starbucks



Chipotle

and more within a 1.5 miles radius





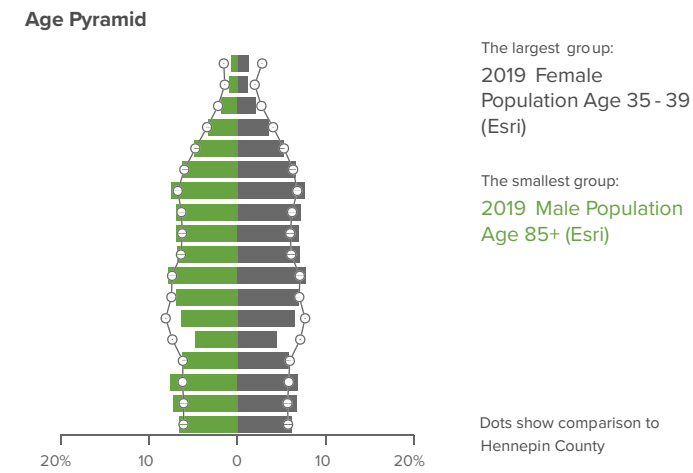
FAVORABLE DEMOGRAPHICS

Maple Grove is home to a highly educated and affluent population with favorable demographics for any business to locate. Information represents samples within a five-mile radius of the site.

Households By Income
The largest group: \$100,000 - \$149,999 (22.9%)
The smallest group: <\$15,000 (3.0%)

Indicator	Value	Difference
<\$15,000	3.0%	-4.5%
\$15,000 - \$24,999	3.1%	-3.5%
\$25,000 - \$34,999	3.9%	-3.0%
\$35,000 - \$49,999	7.7%	-3.3%
\$50,000 - \$74,999	14.2%	-2.2%
\$75,000 - \$99,999	13.1%	+0.5%
\$100,000 - \$149,999	22.9%	+5.7%
\$150,000 - \$199,999	15.3%	+5.8%
\$200,000+	16.8%	+4.5%

Bars show deviation from Hennepin County



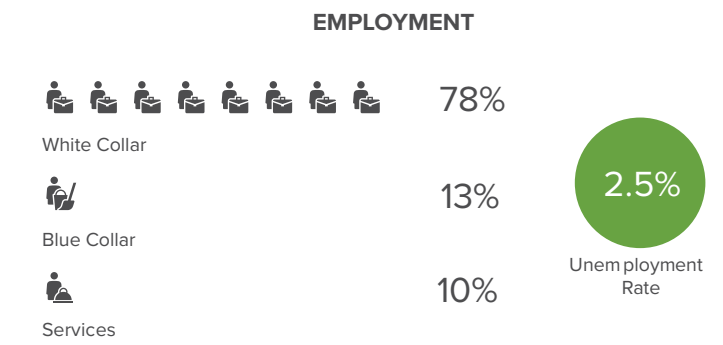
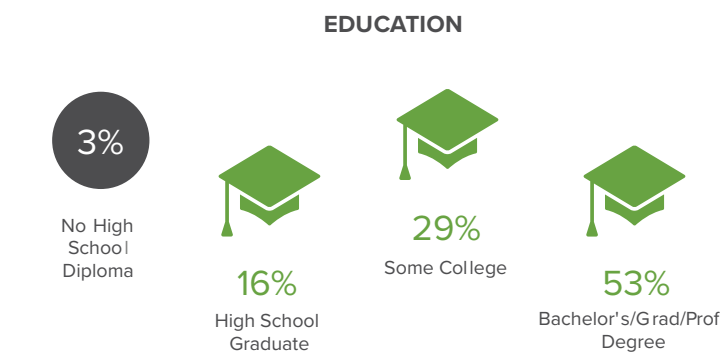
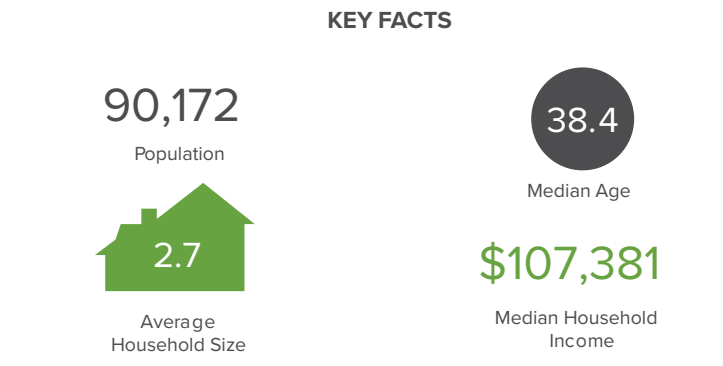
Race and Ethnicity
The largest group: White Alone (82.60)
The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference
White Alone	82.60	+12.51
Black Alone	5.25	-8.66
American Indian/Alaska Native Alone	0.26	-0.54
Asian Alone	8.09	+0.18
Pacific Islander Alone	0.04	-0.01
Other Race	1.11	-2.45
Two or More Races	2.63	-1.05
Hispanic Origin (Any Race)	3.52	-3.61

Bars show deviation from Hennepin County

Tapestry Segments

4A Soccer Moms 7,747 households	23.5% of Households
1C Boomburbs 4,228 households	12.8% of Households
2D Enterprising Professionals 3,788 households	11.5% of Households



MHV Site Demographics*	USA	Minnesota	Hennepin County	5 MILES	10 MILES	15 MILES
2024 Population Projection	345,487,602	5,956,951	1,327,856	96,659	501,460	1,109,490
2019 Population Estimate	332,417,793	5,715,341	1,263,710	90,172	477,002	1,053,578
2010 Census	308,745,538	5,303,925	1,152,425	77,591	432,846	955,246
2000 Census	281,421,906	4,919,479	1,116,200	63,490	391,964	883,411
Growth 2019-2024	3.9%	4.2%	5.1%	7.2%	5.1%	5.3%
Growth 2010-2019	7.7%	7.8%	9.7%	16.2%	10.2%	10.3%
Growth 2000-2010	9.7%	7.8%	3.2%	22.2%	10.4%	8.1%
2019 Estimated % of Population Age 55-64	16.4%	16.3%	15.1%	12.5%	27.1%	27.6%
Age 65-74	9.7%	9.5%	8.8%	8.5%	8.4%	8.7%
Age 75-84	5.1%	5.0%	4.1%	3.0%	3.8%	4.0%
Age 85+	2.4%	2.2%	2.2%	1.0%	1.6%	1.8%
2019 Est. Median HH Income	\$60,548	\$69,559	\$77,509	\$107,381	\$83,051	\$78,861
2019 Est. Median Owner-Occ. Housing Value	\$234,154	\$240,868	\$290,823	\$321,020	\$262,281	\$259,431
2019 Estimated % of Population Age 55-64	54,516,518.05	931,600.58	190,820.21	11,271.25	129,267.00	290,787.25
Age 65-74	32,244,525.92	542,957.40	111,206.48	7,664.45	40,068.00	91,661.20
Age 75-84	15,623,636.27	262,905.69	51,812.11	2,705.10	18,126.00	42,143.08
Age 85+	6,648,355.86	125,737.50	27,801.62	901.70	7,632.00	18,964.39

*Last Updated 3/15/2020. Demographics in the trade area generally exceed national, state, county, and local benchmarks.

Get in touch to learn more about opportunities
at Minnesota Health Village!

CONTACT US



Healthcare and General Contact:

Ryan Companies
Erwin Effler | 612-492-4669
Erwin.Effler@ryancompanies.com



**Flex-Tech, Office, Retail, Hotel,
Other Land Uses Contact:**

CBRE
Brian Pankratz | 952-924-4665
Brian.Pankratz@cbre.com

Matt Oelschlager | 952-924-4848
Matt.Oelschlager@cbre.com



CONCEPTUAL DESIGN