

# FOR SALE OR LEASE



## The Woods

15825 95<sup>th</sup> Ave N

Maple Grove, MN 55369

**TRADITION**   
COMMERCIAL REAL ESTATE

- Total Building Square Feet: 11,168sf
  - 5,584sf main level
  - 4,806sf lower level
  - 778sf mezzanine
- Price: \$1,900,000
- Lease Rate: Negotiable
- Built: 1997
- Land Size: 1.14 Acres
- Visibility to:
  - 119,164 Vehicles/Day on I-94
  - 13,131 Vehicles/Day on exit ramp
  - 4,900 Vehicles/Day on Upland Road
- Perfect for drive-thru retail, bank, daycare, fast food, medical or dental
- 35 stall parking lot resurfaced in 2022 with 8 future parking stalls

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All information from sources deemed reliable but not guaranteed and should be independently verified.

# AERIAL



# PHOTOS

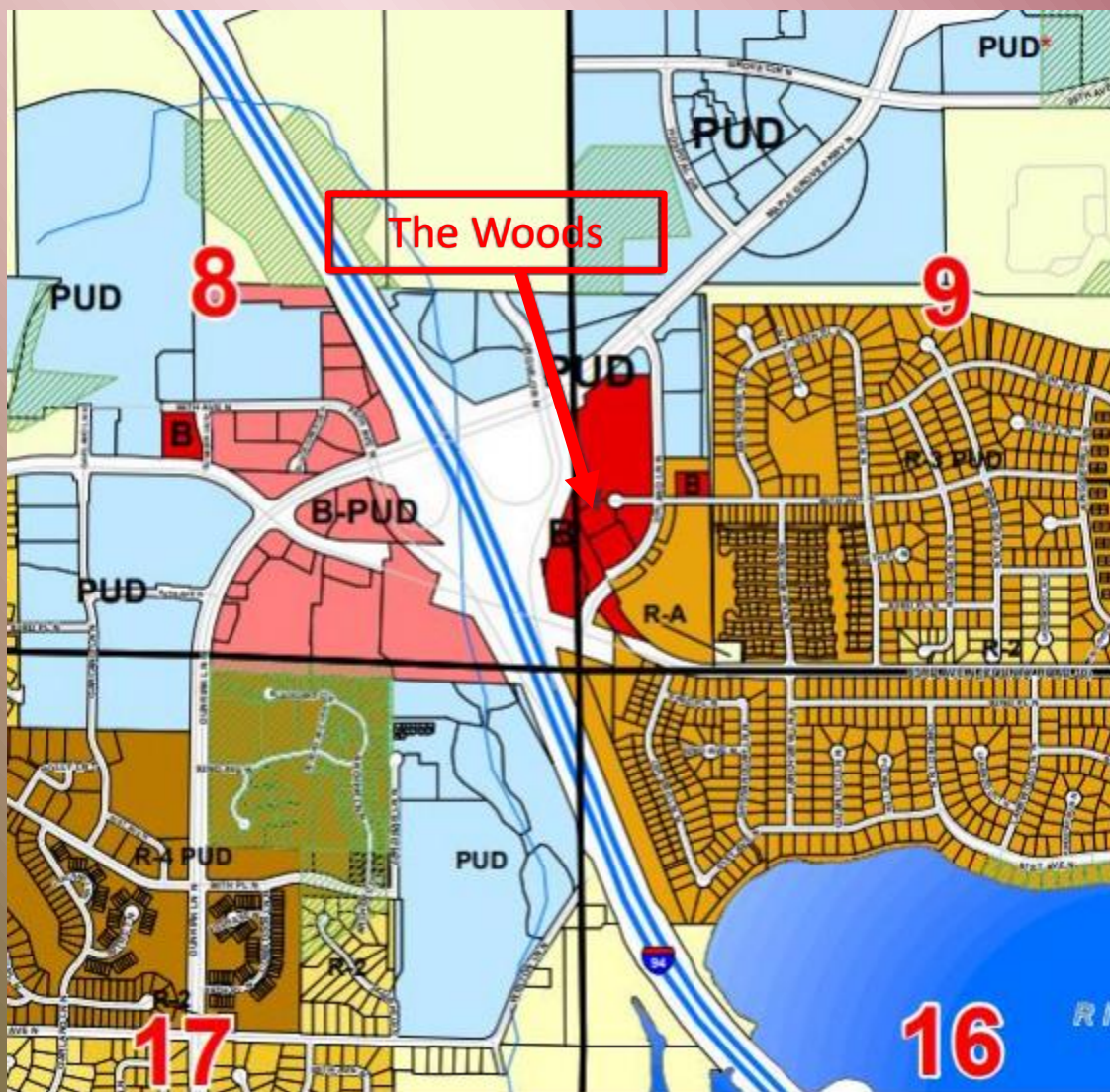


Visible from I-94

# PHOTOS



# Zoning

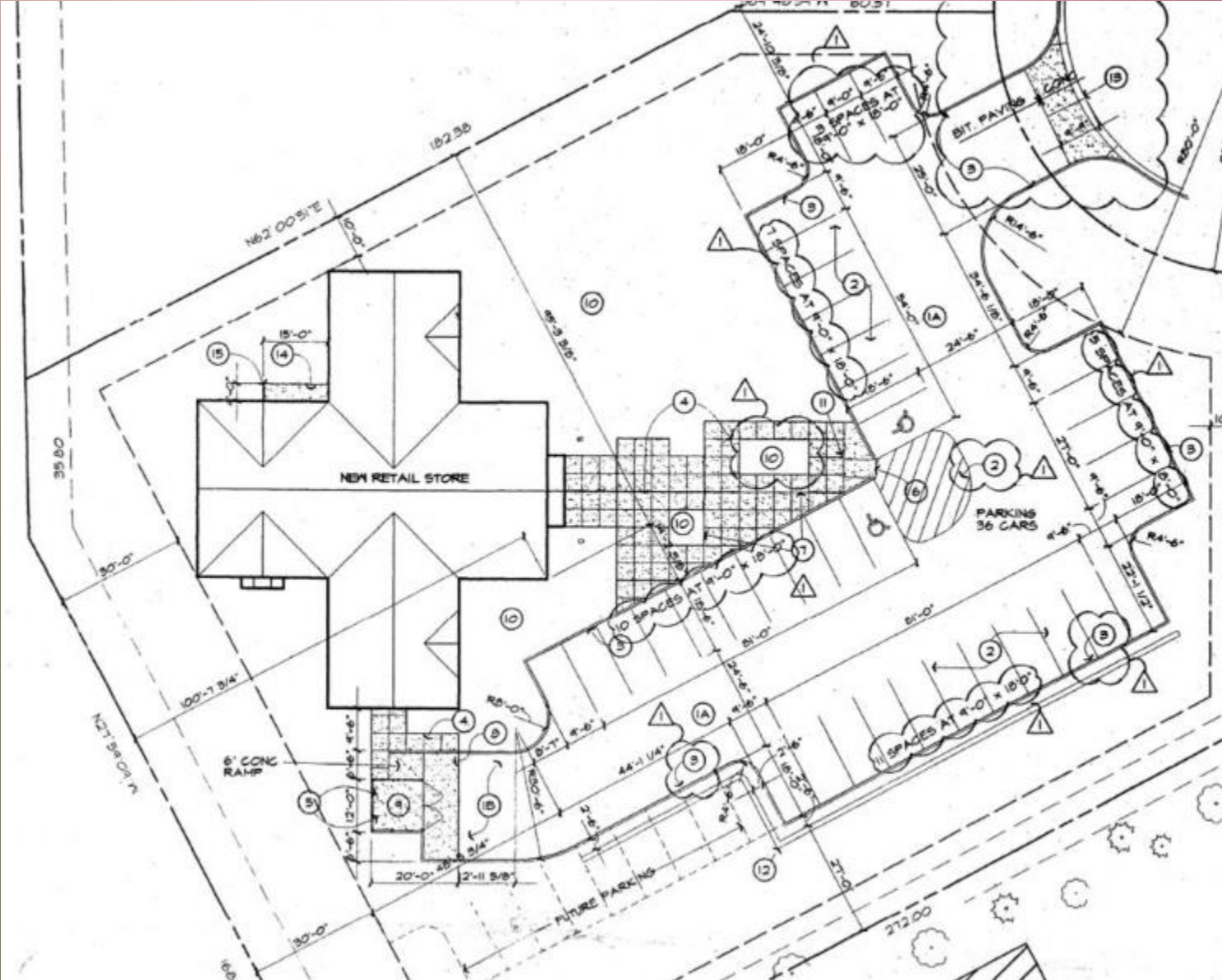


**Zoned: B – Business**

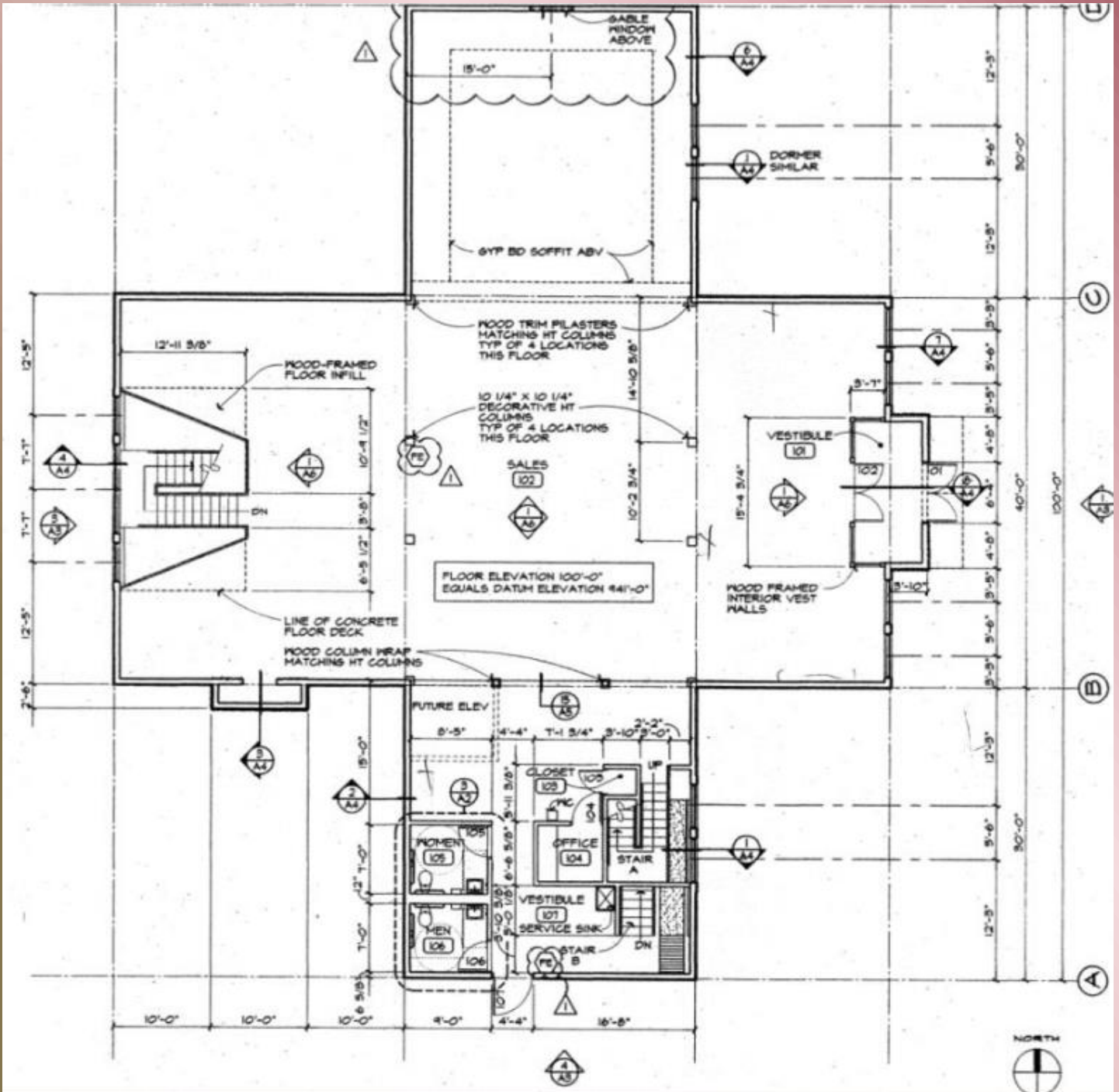
**Permitted Uses: Retail sales, personal service businesses, and essential services**

**Possible concepts include Retail (Drive-thru), banks, daycares, medical, dental, fast food and office.**

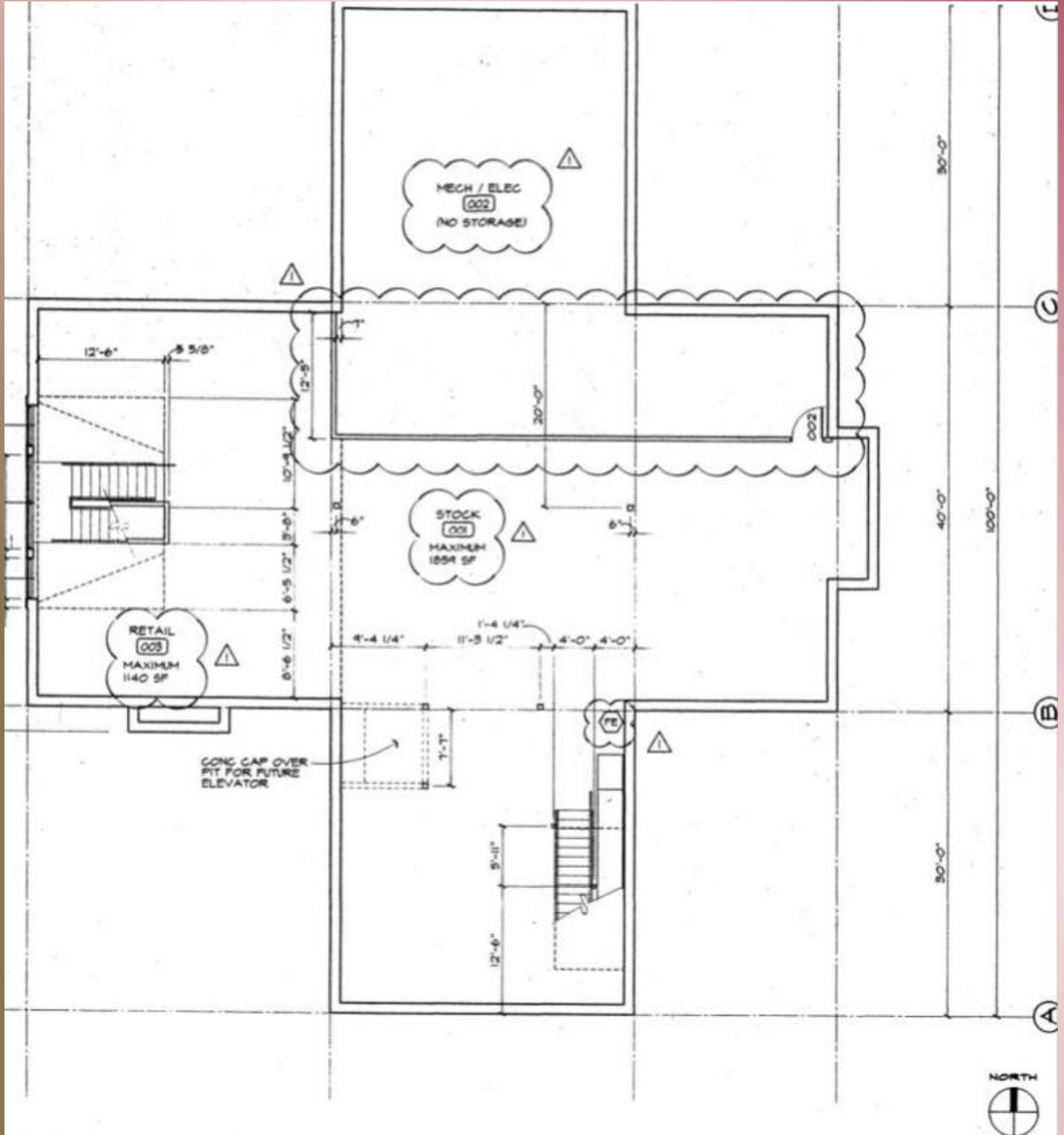
# Site Plan



# Floor Plan – Main Level



# Floor Plan – Lower Level





# Floor Plan – Upper Level Mezzanine

