

MIXED USE FOR SALE

5334 MAIN STREET E

MAPLE PLAIN, MN 55359



## COMMERCIAL OR MF REDEVELOPMENT

**KW COMMERCIAL | MINNETONKA**

13100 Wayzata Blvd #400  
Minnetonka, MN 55305



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# EXECUTIVE SUMMARY

5334 MAIN STREET EAST



## OFFERING SUMMARY

<b>PRICE:</b>	\$190,000
<b>BUILDING SF:</b>	Approx. 2211 SF
<b>LOT SIZE:</b>	0.15 Acres
<b>YEAR BUILT:</b>	1902
<b>ZONING:</b>	Mixed Use Downtown

## PROPERTY HIGHLIGHTS

- Current two story building, small utility basement
- Building may be redevelopment with adjacent 1635 Delano parcel
- Corner lot, Main Street frontage, Delano Ave side street
- Zoning allows multi family development, best done with adjacent parcel also for sale
- Within blocks of post office, library, Blackwater Coffee & Café, McGarry's Pub, Ace Hardware, local park and other amenities
- Possible combined sale with 1635 Delano Avenue



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# PROPERTY PHOTOS

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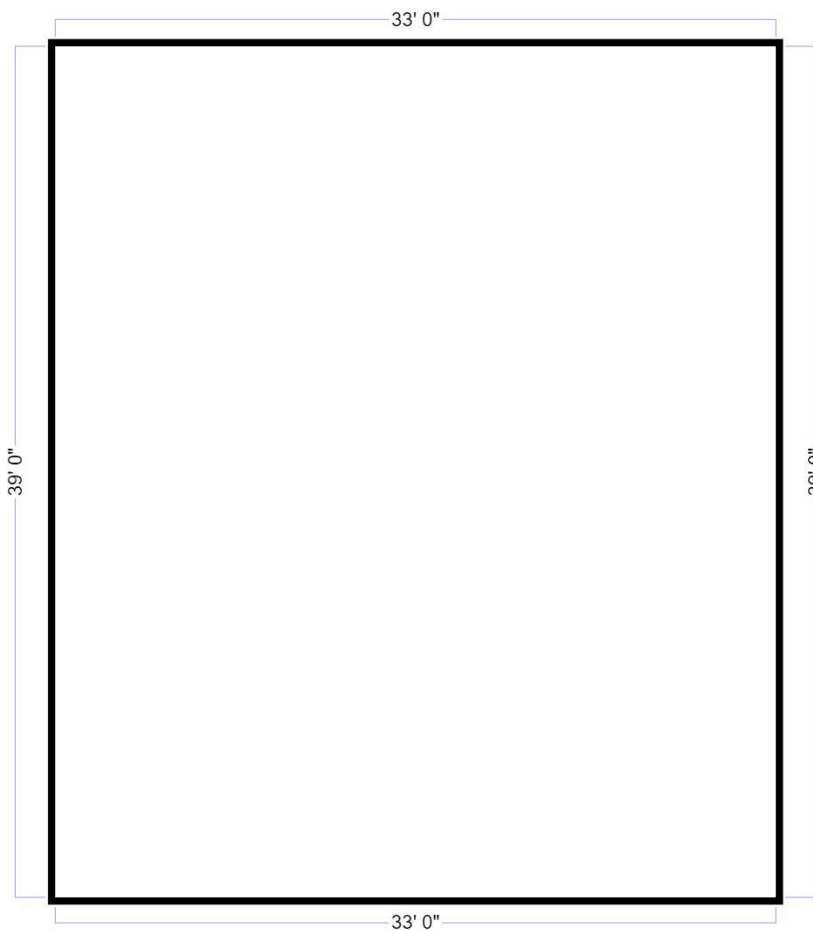
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# MAIN AND UPPER FLOORPLANS

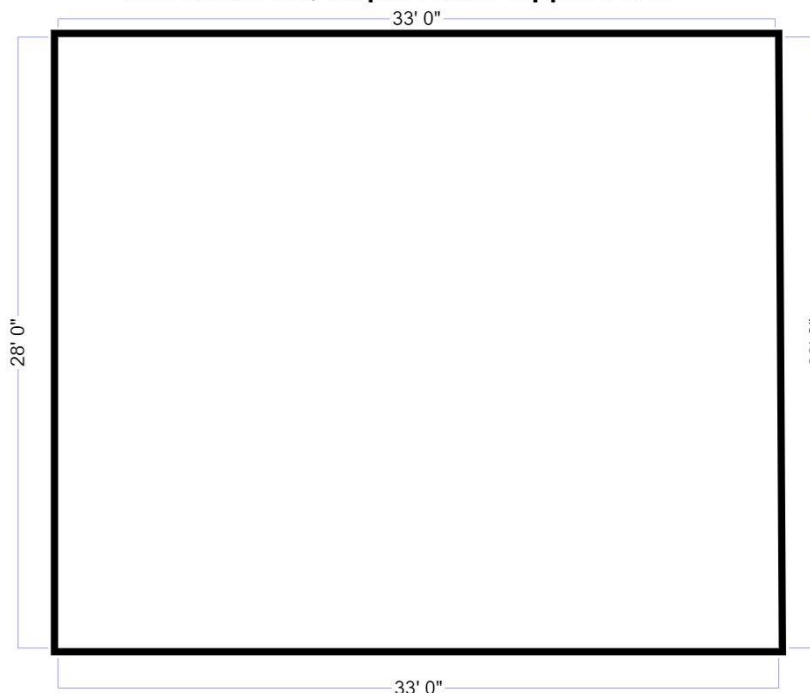
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## 5334 Main St., Maple Plain. Main Floor



## 5334 Main St., Maple Plain. Upper Floor



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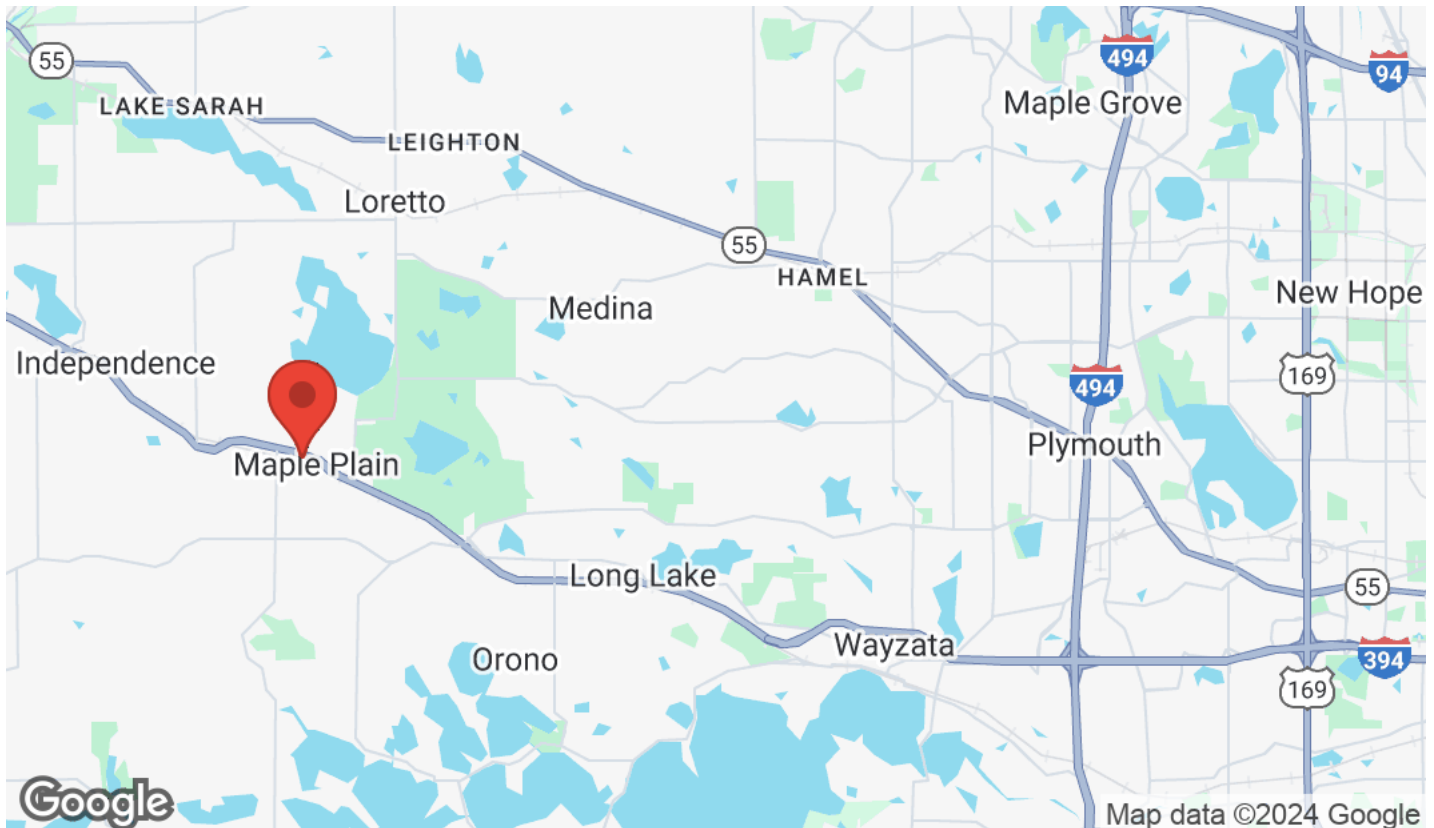
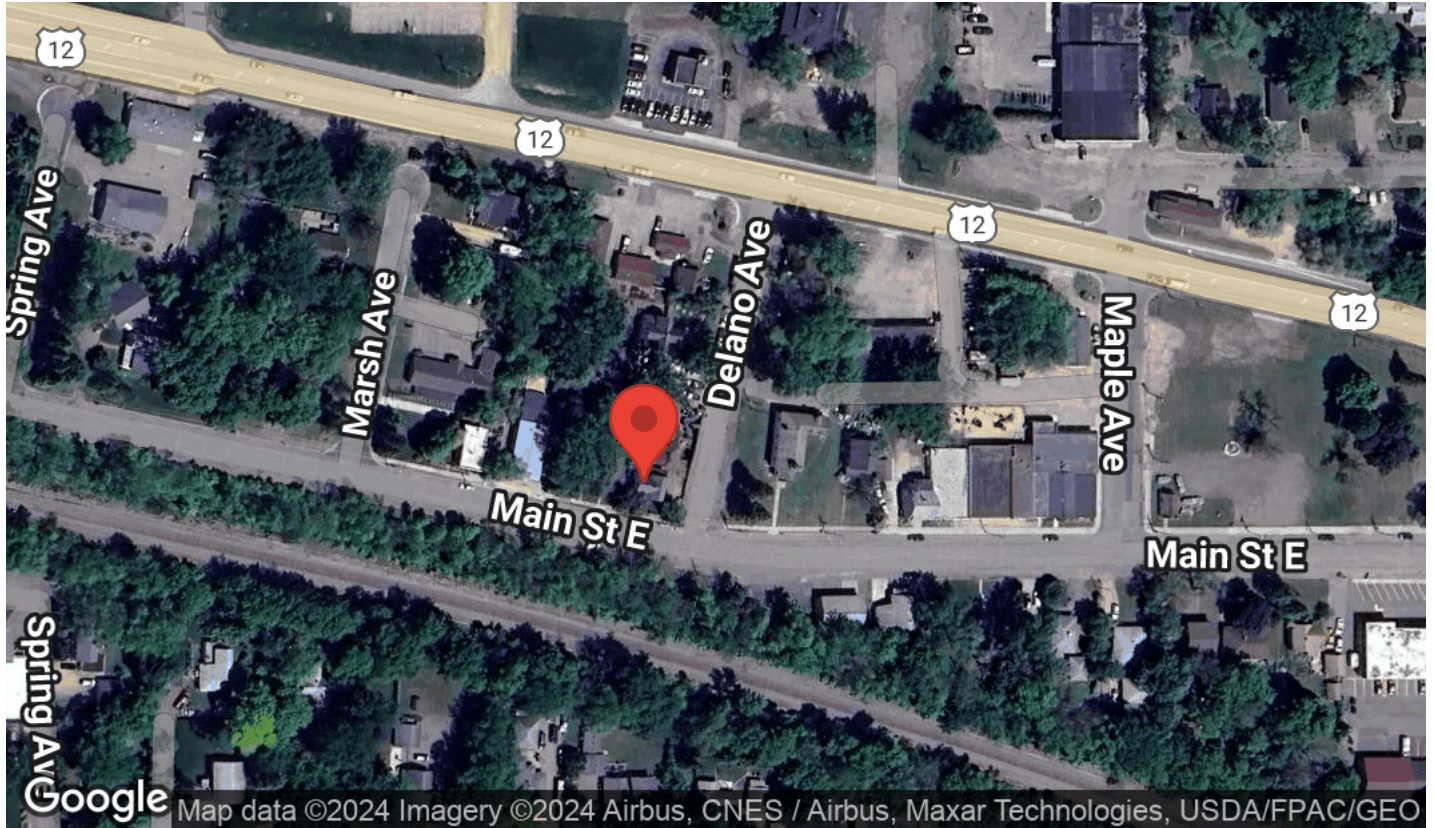
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# LOCATION MAPS

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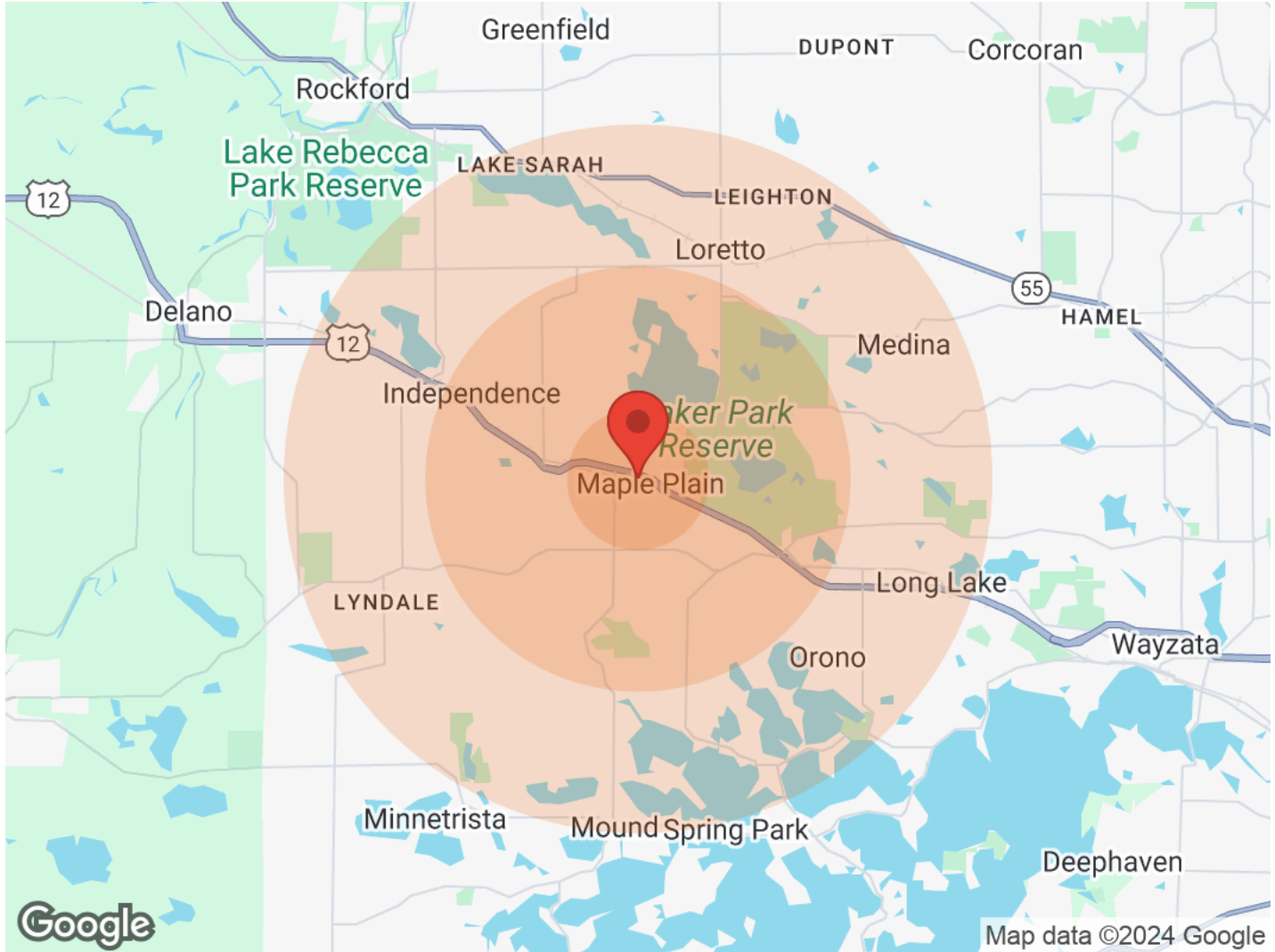
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,358	10,157
Female	N/A	2,341	10,035
Total Population	N/A	4,699	20,192

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	884	3,537
Ages 15-24	N/A	730	2,965
Ages 25-54	N/A	1,596	7,148
Ages 55-64	N/A	671	3,012
Ages 65+	N/A	818	3,530

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,674	19,975
Black	N/A	8	37
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	82	216
Multi-Racial	N/A	32	298

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$119,240	\$84,712
< \$15,000	N/A	52	488
\$15,000-\$24,999	N/A	65	322
\$25,000-\$34,999	N/A	101	390
\$35,000-\$49,999	N/A	152	725
\$50,000-\$74,999	N/A	231	1,233
\$75,000-\$99,999	N/A	269	1,314
\$100,000-\$149,999	N/A	368	1,550
\$150,000-\$199,999	N/A	220	560
> \$200,000	N/A	275	1,213

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,810	8,452
Occupied	N/A	1,653	7,813
Owner Occupied	N/A	1,439	6,579
Renter Occupied	N/A	214	1,234
Vacant	N/A	157	639

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