



1852 COUNTY ROAD D E

FOR SALE OR LEASE

1852 COUNTY RD D E, MAPLEWOOD, MN

SPACE AVAILABLE

- 45,225 SF
- 4.98 Acres

LEASE RATE

\$10.00 PSF

SALE PRICE

\$5,100,000.00

REAL ESTATE TAXES

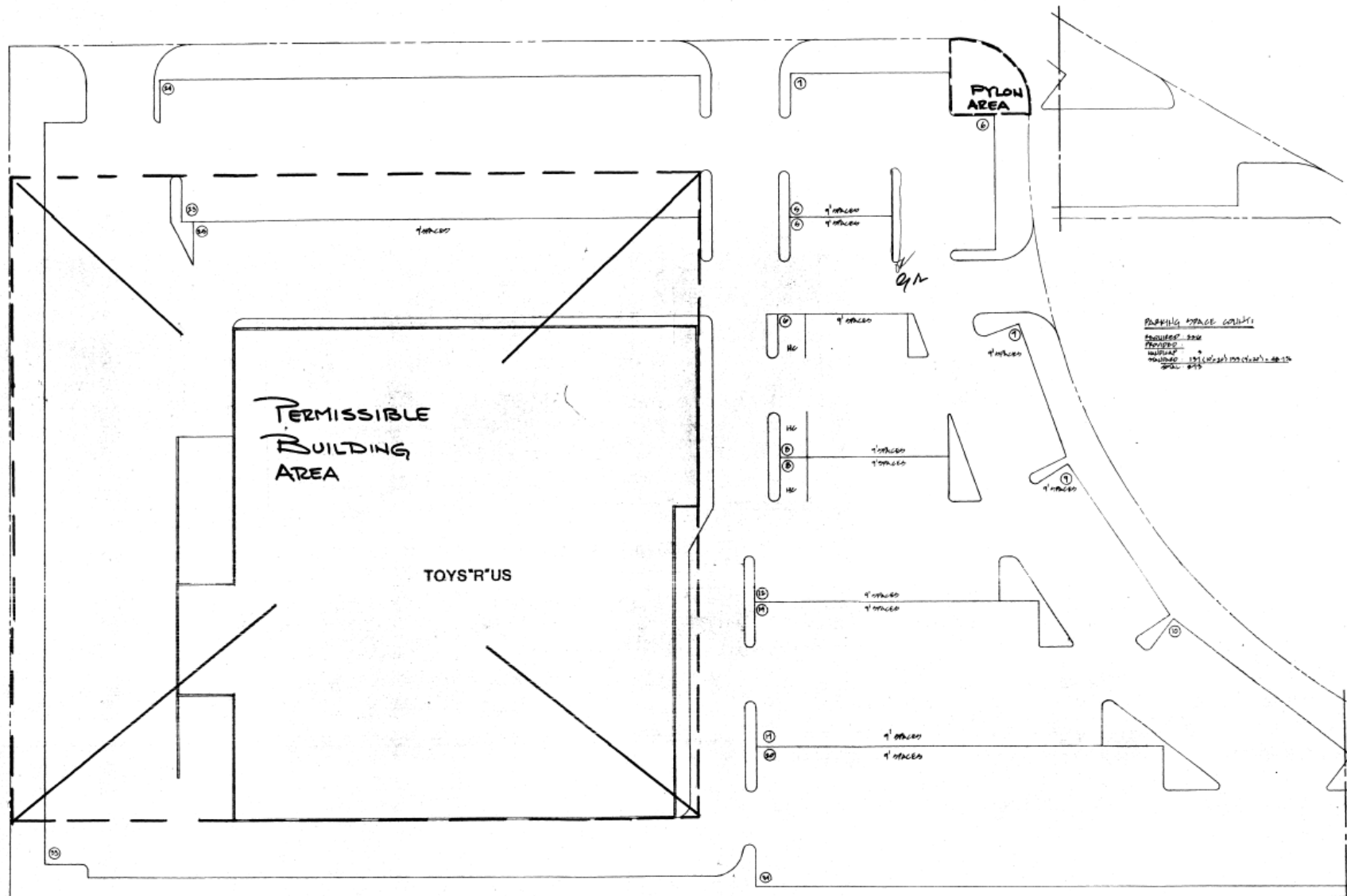
\$153,640.00 (Proposed 2025)

PROPERTY HIGHLIGHTS

- PID # 02-29-22-22-0014
- Built in 1989
- 13' Clear Height
- 2 Dock Doors
- 237 Parking Stalls
- Building is Expandable to the East



SITE PLAN



SITE PLAN

PARCEL 3

All curb cut locations are subject to approval pursuant to the letter agreement dated April 1, 1988.

7/1

architects

the Ramos Group

TOYS'R'US
Rockaway Park
New Jersey



LOCATION
MAPLEWOOD, MN.

Rev. 1/1/88
NO. REV. DATE

DRAWN BY
CHECKED BY

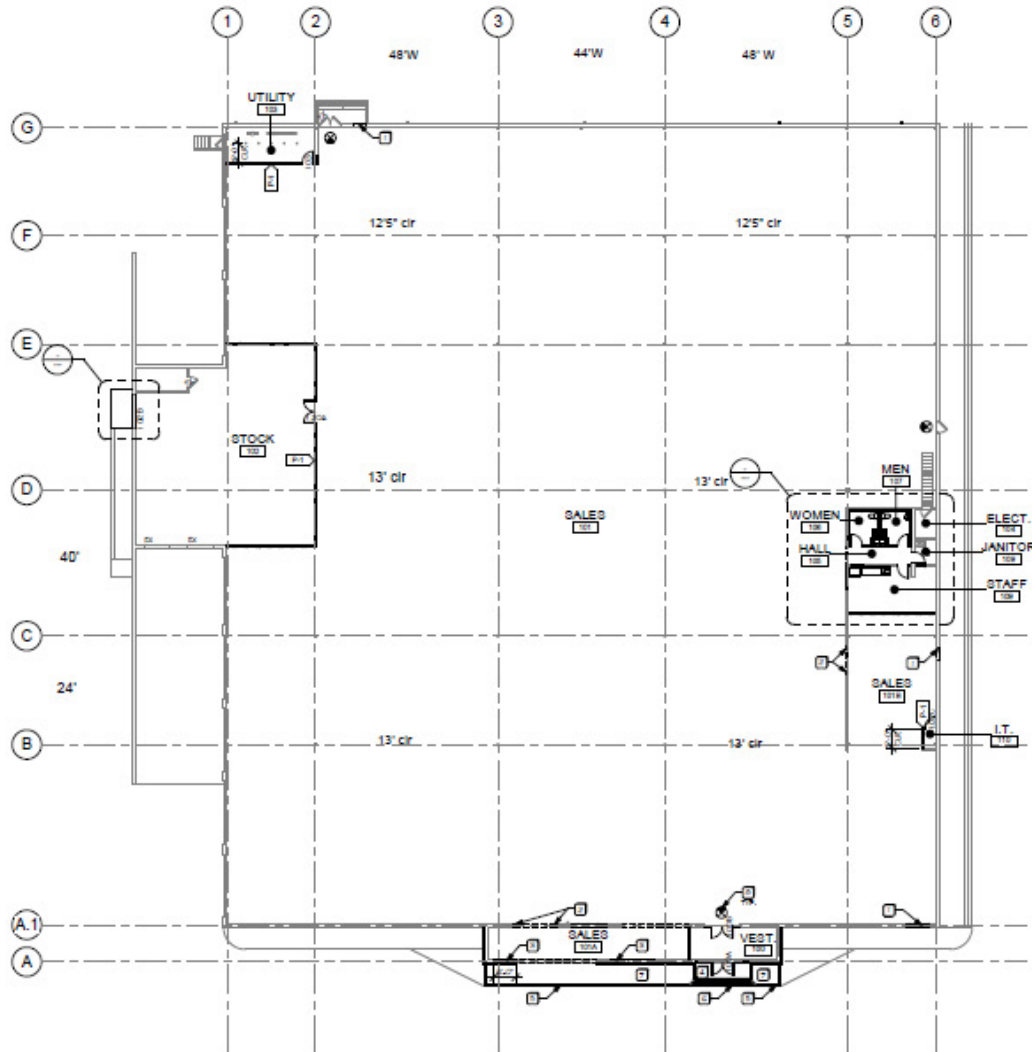
PROJECT NO.
87-112
DAYS

SHEET NUMBER
1/1/88
Sheet 1 of 5

TO: CCR Agency
FROM: 6/1/88
SUBJECT: Site Plan
200' 1" to Site Plan
Sheet 1 of 5

GA

FLOOR PLAN



KEYED PLAN NOTES

- ☐ 1' 2" CHW IN 12" CHW JOISTS WITH INSULATION SUCCESS - MATCH EXISTING ADJACENT CHW
- ☐ 2' TOOTH IN 12" CHW JOISTS WITH FULL ROSE CORROSION
- ☐ 1' 2" STANDARD CHW RING WITH INSULATION SUCCESS
- ☐ 1' 2" + 1/2" STITCH - NO STRUCTURAL
- ☐ 6" CONCRETE CURB
- ☐ 4" CONCRETE WALL, FINISH WITH STIPPLED PAINTING
- ☐ WORKSHIPPED BY OTHERS
- ☐ CUT SIGN

Proposed Remodel For:
BECKER FURNITURE W
1852 County Road D East
Maplewood, MN 55109



PRELIMINARY:
NOT FOR
CONSTRUCTION

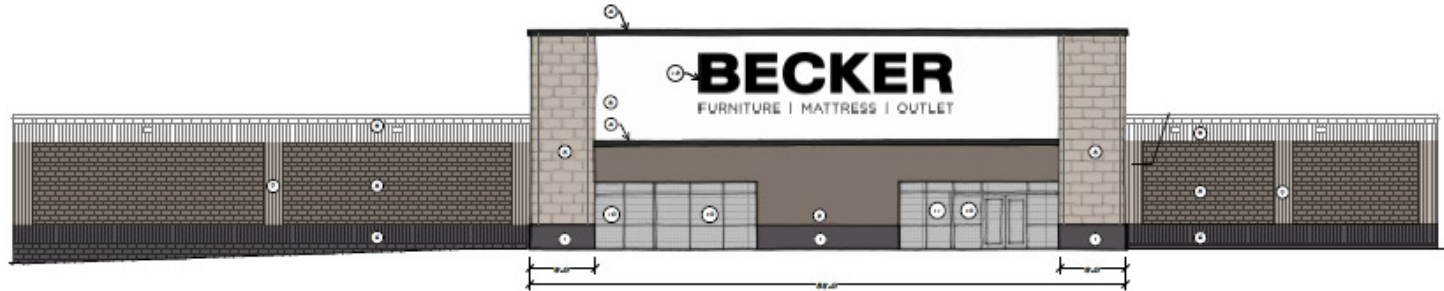
ISSUE/REVISIONS
01.25.2022

PROPOSED
PLAN

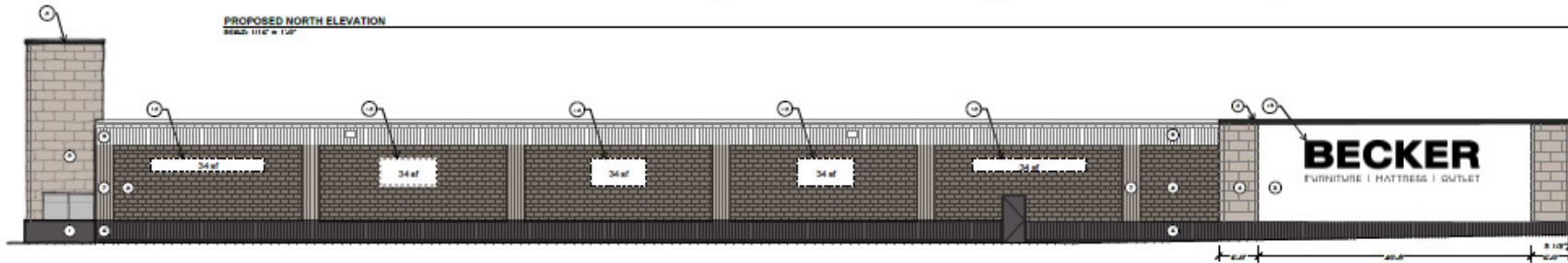
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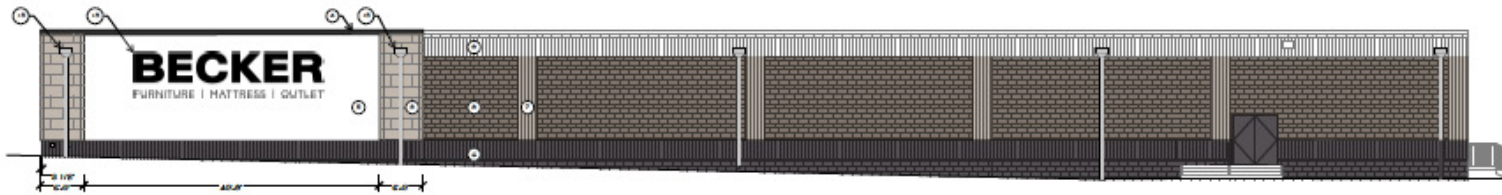
WEST ELEVATION



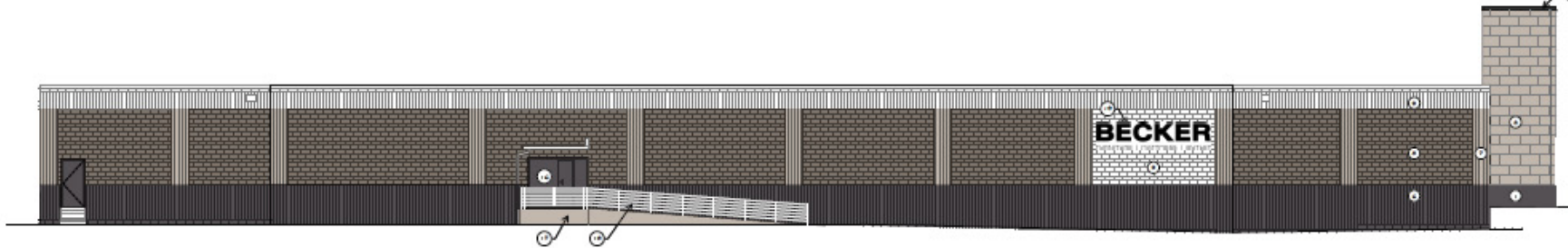
PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEY NOTES

1. SURMOUNT (OAK COUNTY PRODUCTS) BLACK GRANITE
2. PAINT (CONCRETE) MASONRY MINIMAL VENTAGE WHITE "BASIC"
3. PAINT (CONCRETE) MASONRY MINIMAL HANDPAINTED "VENICE GREY"
4. PREPARED METAL ROOFING "BASIC"
5. BRICK "WHITE"
6. PAINT TO MATCH (CONCRETE) PRODUCTS BLACK GRANITE
7. PAINT TO MATCH (CONCRETE) MASONRY MINIMAL VENTAGE WHITE "BASIC"
8. PAINT TO MATCH (CONCRETE) MASONRY MINIMAL VENTAGE WHITE "BASIC"
9. PAINT TO MATCH (CONCRETE) MASONRY MINIMAL VENTAGE WHITE "BASIC"
10. NEW CLEAR ANTI-REFLECTIVE STAINLESS STEEL
11. NEW CLEAR ANTI-REFLECTIVE STAINLESS STEEL
12. TYPICAL SIGN (36" x 60" x 1/2" ALU. PT.)
13. TYPICAL SIGN (36" x 60" x 1/2" ALU. PT.)
14. BOARDING SIGN
15. REPLACE AND REPAIR EXISTING ROOFING AND DRAINAGE
16. REPLACE EXISTING PILE-UP DOOR
17. REPLACE EXISTING DOOR
18. REPLACE STEEL GUARD RAIL
19. TYPICAL SIGN (17'-0" x 4" x 1/2" ALU. PT.)

Proposed Remodel For:
BECKER FURNITURE WORLD
1852 County Road D East
Maplewood, MN 55108

Paul Meyer
ARCHITECTS, INC.
1800 SOUTH AVENUE, SUITE 100
MINNEAPOLIS, MN 55404
TEL: 763.333.3333 FAX: 763.333.3334
PROJECT 23-004

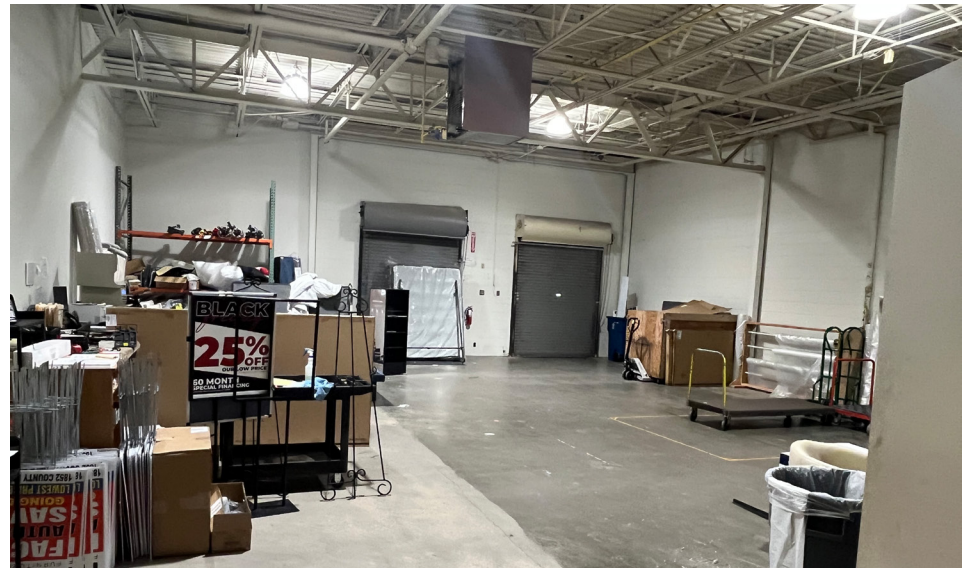
PRELIMINARY:
NOT FOR
CONSTRUCTION

ISSUE/REVISIONS
01-25-2022

REMODELING
EXTERIOR
ELEVATIONS

A3

PROPERTY PHOTOS



PROPERTY PHOTOS & DEMO'S

NEIGHBORHOOD DEMOGRAPHICS



2024
POPULATION



2024 AVERAGE
HOUSEHOLD INCOME



2024
DAYTIME EMPLOYMENT

1 Mile	7,343	\$89,158	9,856
3 Miles	65,641	\$99,226	37,990
5 Miles	190,574	\$99,413	76,349



TWIN CITIES OVERVIEW

Minneapolis is home to **seven professional sports teams** and was crowned the best city to be a sports fan in in 2023. In the last six years Minneapolis hosted the **2018 Super Bowl**, the **2024 US Gymnastics Olympic Trials**, **NCAA Women's Volleyball Championship**, the **NCAA Final Four**, the **NCAA Women's Final Four**, the **Summer X Games**, the **2019 KPMG Women's PGA Championship**, and is the home of the **PGA Tour's 3M Open**.



MEN'S FOOTBALL



MEN'S HOCKEY



WOMEN'S BASKETBALL



MEN'S BASEBALL



MEN'S BASKETBALL



MEN'S SOCCER



MEN'S BASEBALL



WOMEN'S HOCKEY

UPCOMING TWIN CITIES EVENTS



**2025
NCAA WOMEN'S ICE
HOCKEY FROZEN FOUR**



**2026
WORLD JUNIORS
HOCKEY CHAMPIONSHIP**



**2026
SPECIAL OLYMPICS
USA GAMES**



**2029
RYDER CUP**

Headquartered In Greater MSP

FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	5	\$324.1
2	Target Corporation	33	\$109
3	CHS	90	\$47.8
4	Best Buy	94	\$46.3
5	3M	116	\$34.2
6	U.S. Bancorp	149	\$27.4
7	C.H. Robinson Worldwide	160	\$24.6
8	Land O' Lakes	213	\$19.2
9	General Mills	219	\$18.9
10	Xcel Energy	271	\$15.3
11	Ameriprise Financial	289	\$14.3
12	Ecolab	293	\$14.1
13	Hormel Foods	330	\$12.4
14	Thrivent Financial	412	\$9.3
15	Polaris Industries	424	\$8.9

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
1	Cargill	Food, Drink, & Tobacco	\$165	155,000
115	Mortenson	Construction	\$4.8	3,000
119	Digi-Key Electronics	Capita Goods	\$4.71	5,135
139	Ryan Companies	Construction	\$4	1,250
158	Andersen	Construction	\$3.4	11,000
178	Rosen's Diversified	Food, Drink, & Tobacco	\$3.1	4,000
204	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.7	3,500
237	Taylor	Media	\$2.3	12,000

AERIAL



