



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

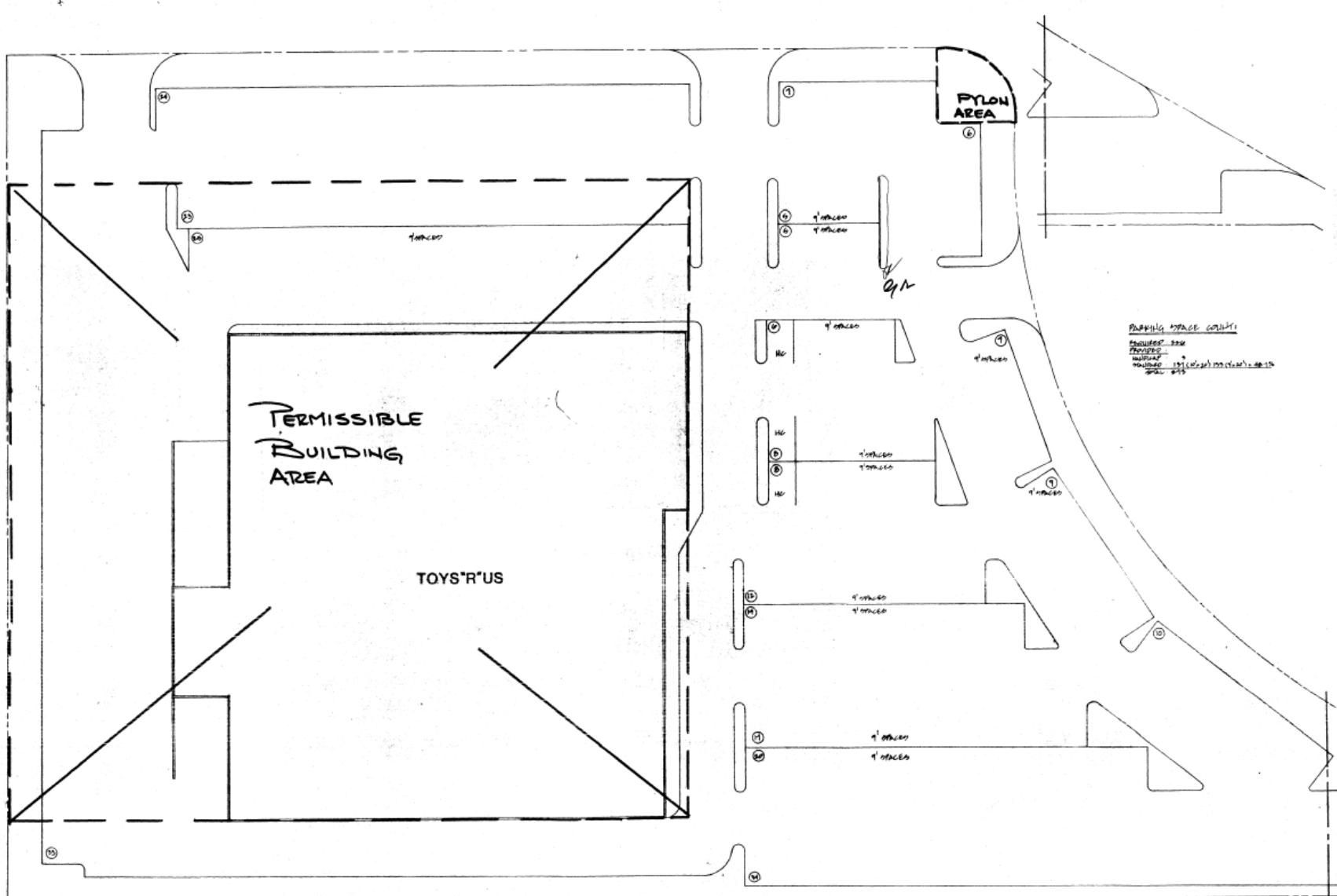
\$153,640.00 (Proposed 2025)

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



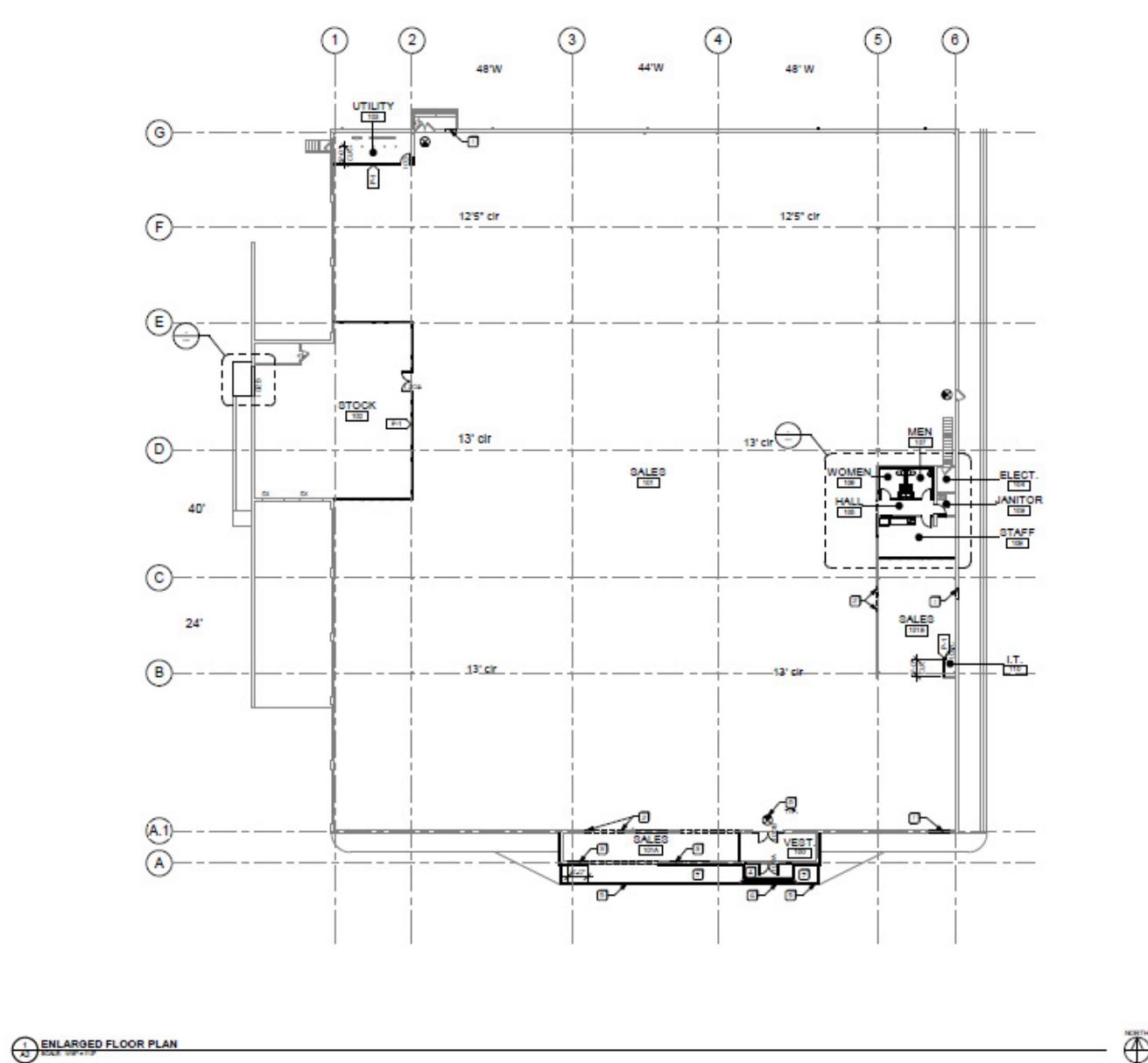
The
Ramos
Group

TOYS 'R' US

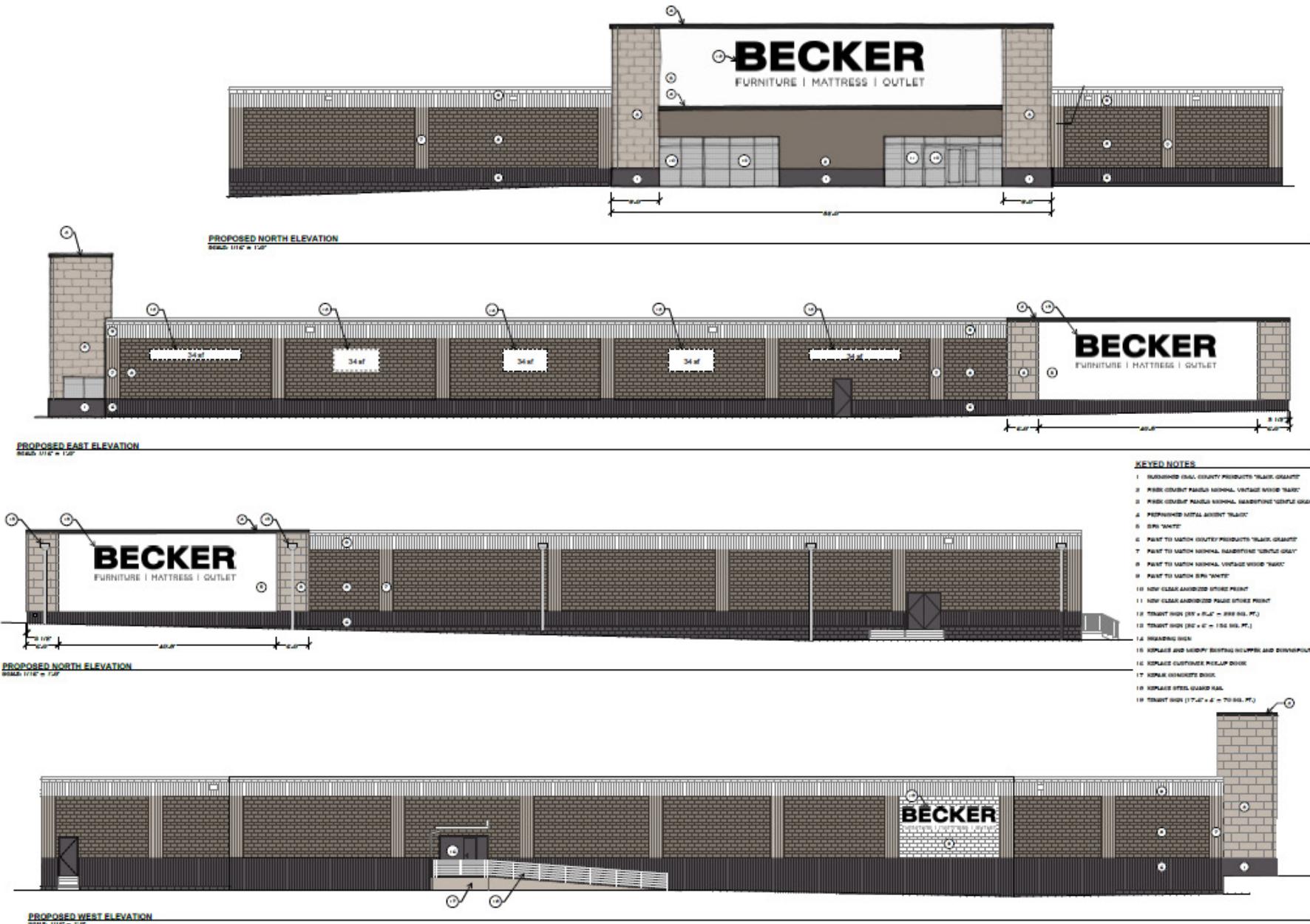
Ridgefield Park,
New Jersey



FLOOR PLAN



WEST ELEVATION

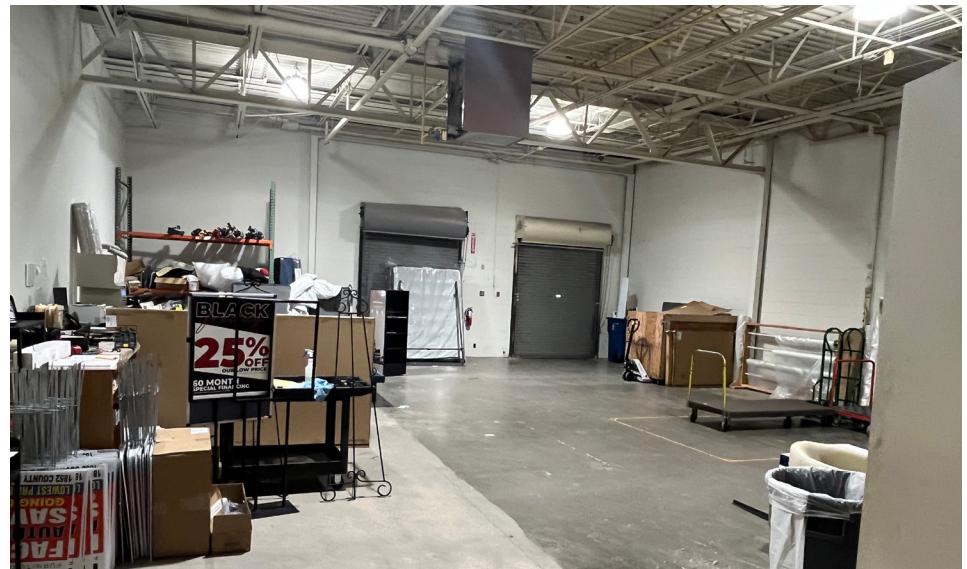


Proposed Remodel For:
BECKER FURNITURE WORLD
 1852 County Road D East
 Maplewood, MN 55109

Paul Meyer
Architectural Services
 1852 County Road D East / P.O. Box 300
 Maplewood, MN 55109

PRELIMINARY:
NOT FOR CONSTRUCTION

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 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



AERIAL



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