

HWY 12 RETAIL FOR LEASE

5260 HWY 12 SUITE B

5260 U.S. 12, MAPLE PLAIN, MN 55359



RETAIL/OFFICE OPPORTUNITY FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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OFFERING SUMMARY

AVAILABLE SF: 600 SF

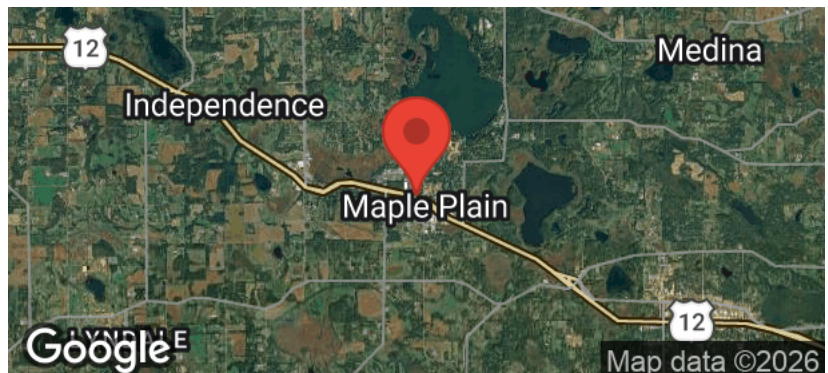
LEASE RATE: \$22.50/SF/YR
Modified Gross
Plus electric, gas,
trash & snow removal

PARKING: In front of space

ZONING: Mixed-Use Budd
Avenue District

PROPERTY HIGHLIGHTS

- Hwy 12 frontage with easy access
- End cap open space with premium visibility and signage potential
- Large front windows and high ceilings
- Water access within suite
- Two common restrooms (one with utility sink)
- Convenient front door parking
- Tenant responsible for electricity, gas, trash and snow removal pro rata
- +/- 15 minutes to downtown Wayzata and major freeway access (I-494/394)



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5260 HWY 12 SUITE B

5260 Independence Street, Maple Plain, MN 55359



5260 Main Street, Maple Plain- Mixed Use- Business District (MU-B)

Permitted Uses-

Activity centers, animal clinic & grooming, no boarding over 24 hours, antique or gift shop, appliance and merchandise sale & repair shop, art and school supply store, Bank, without drive-through lanes, Cabinetry shops, no outdoor storage, Camera and photo finish, Clothing and/or shoe stores, Coffee shops, cigar bars, wine bars or similar gathering places, Convenience store, Diet centers, Dry cleaner, Electronic store, Fabric store, Florist, Government buildings, Hardware store, Health club, Hobby shops, Laundromat, self service, Locksmith, Meat market, not including processing for locker, Offices, professional, non-medical, Orthopedic sales and supplies, Pet store, Restaurants, without drive-in or drive-through lanes, Retail general, sales of good in similarity to uses as noted above and deemed appropriate by the city, Sporting goods, Tobacco/smoke shop, Toy store, Video store, Warehousing and light manufacturing with no outdoor storage

Permitted accessory uses-

Within MU-B District, the following uses shall be permitted accessory uses:

- (1) Any incidental repair or processing necessary to conduct a permitted principal use as long as it occurs indoors and does not occupy more than 30% of the gross floor area of the principal building;
- (2) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete the construction;
- (3) Outdoor seating of no more than 12 seats when demonstrated that they do not create a public safety hazard; and
- (4) Utility cabinets less than 12 square feet

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PROPERTY PHOTOS

5260 U.S. 12, MAPLE PLAIN, MN 55359



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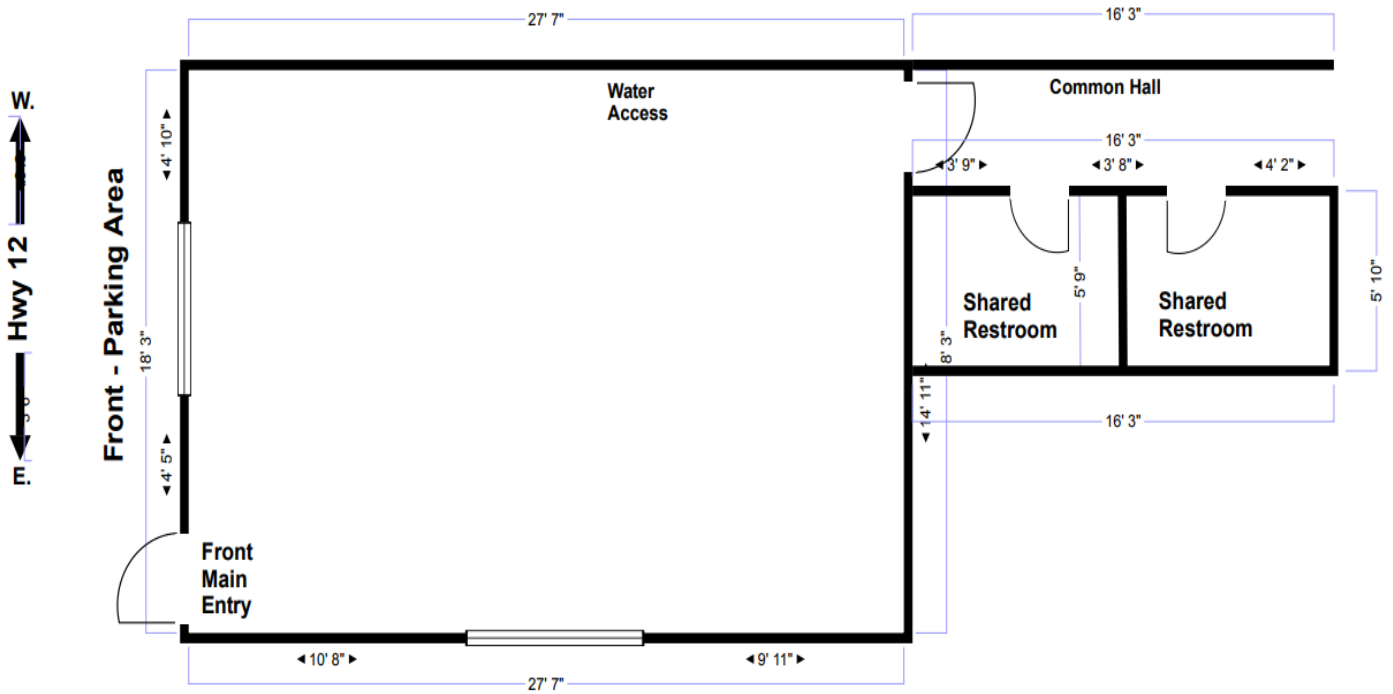


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FLOOR PLAN

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BUSINESS MAP

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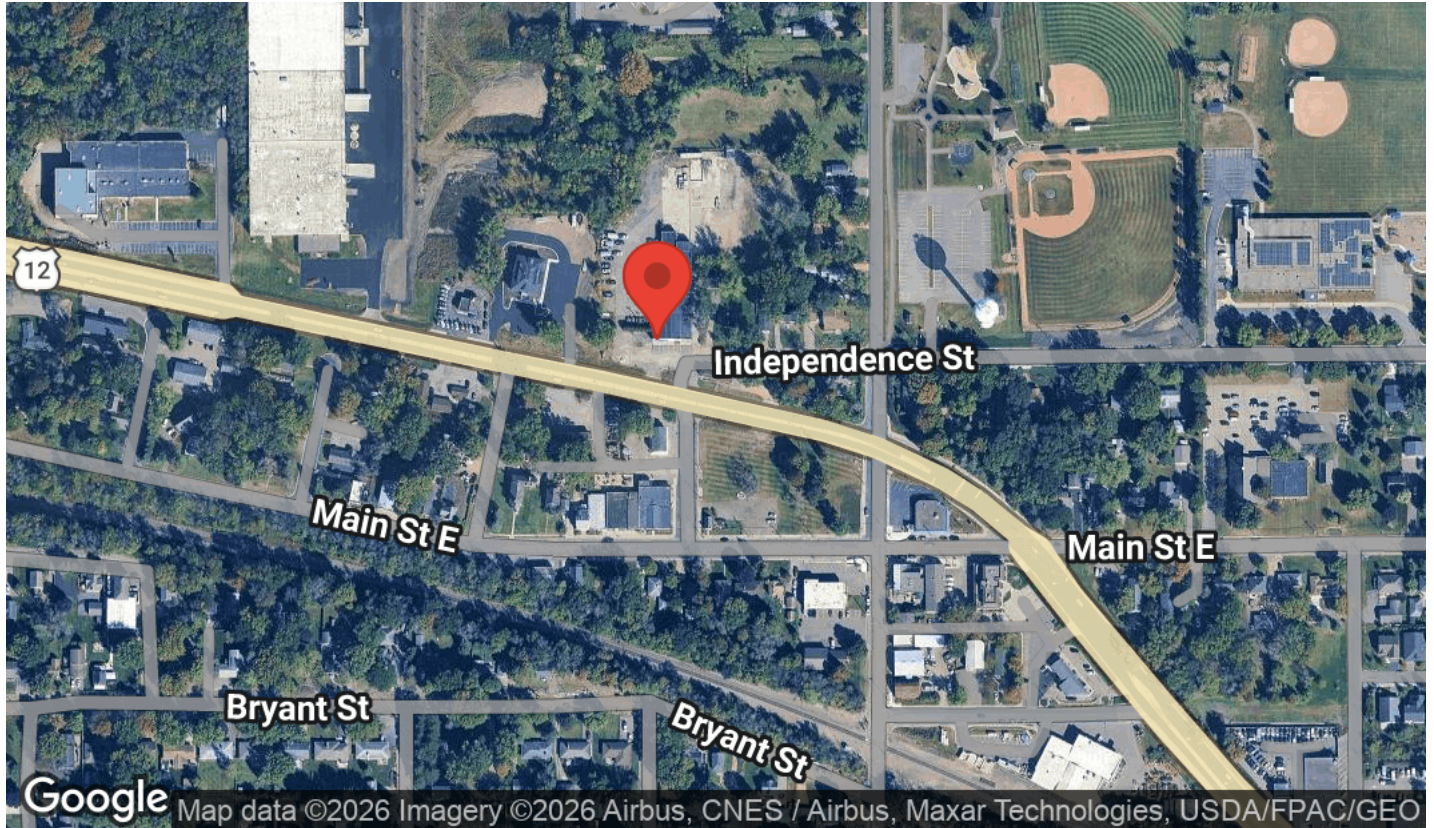
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LOCATION MAPS

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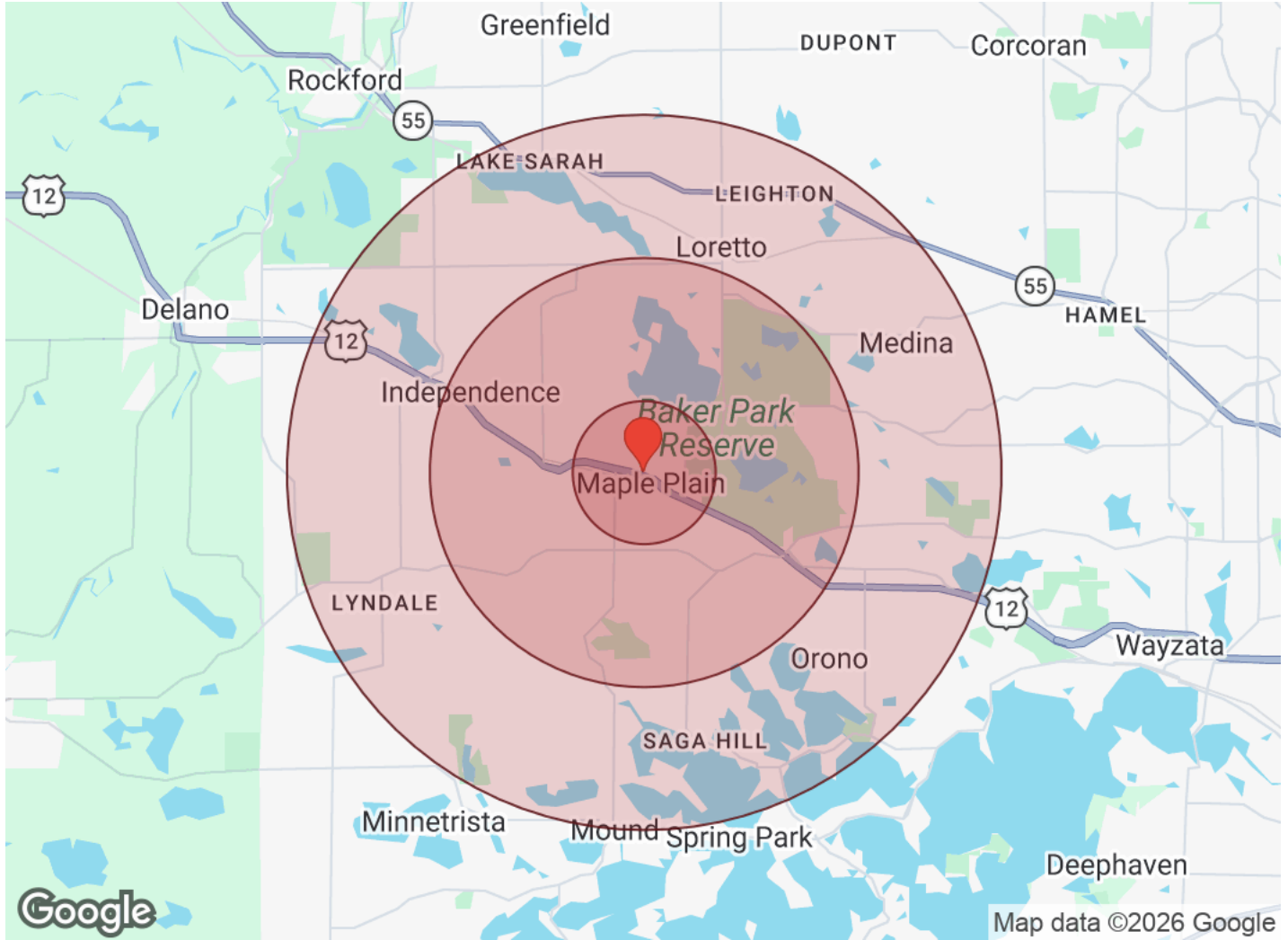


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DEMOGRAPHICS

5260 U.S. 12



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,188	2,919	11,078	Median	\$94,728	\$129,275	\$137,660
Female	1,093	2,697	10,518	Under \$15k	49	71	565
Total Population	2,282	5,617	21,596	\$15k - \$25k	41	76	225
				\$25k - \$35k	75	99	243
Housing				\$35k - \$50k	64	127	437
Total Units	1,034	2,326	9,190	\$50k - \$75k	140	227	787
Occupied	948	2,125	8,345	\$75k - \$100k	133	234	892
Owner Occupied	663	1,746	6,995	\$100k - \$150k	181	348	1,302
Renter Occupied	285	379	1,350	\$150k - \$200k	102	290	1,078
Vacant	86	202	844	Over \$200k	162	652	2,817
Age							
Ages 0 - 14	438	1,069	3,966				
Ages 15 - 24	199	569	2,240				
Ages 25 - 54	761	1,863	7,261				
Ages 55 - 64	363	932	3,503				
Ages 65+	521	1,184	4,625				

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