



THE VILLAGE

ARBOR LAKES

11644 - 11852 ELM CREEK BOULEVARD NORTH
MAPLE GROVE, MN 55369

CBRE



Map



Demographics



Population
 1 Mile: 9,500
 3 Miles: 50,551
 5 Miles: 111,654



Daytime Population
 1 Mile: 14,495
 3 Miles: 75,784
 5 Miles: 194,985



Average Household Size
 1 Mile: 2.11
 3 Miles: 2.49
 5 Miles: 2.66



Average Household Income
 1 Mile: \$210,156
 3 Miles: \$210,447
 5 Miles: \$187,234

Traffic Counts

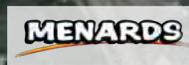


Elm Creek Blvd
 21,229 vpd



Hemlock Lane N
 18,440 vpd

Area Amenities



ELM CREEK BLVD

HEMLOCK LN



169

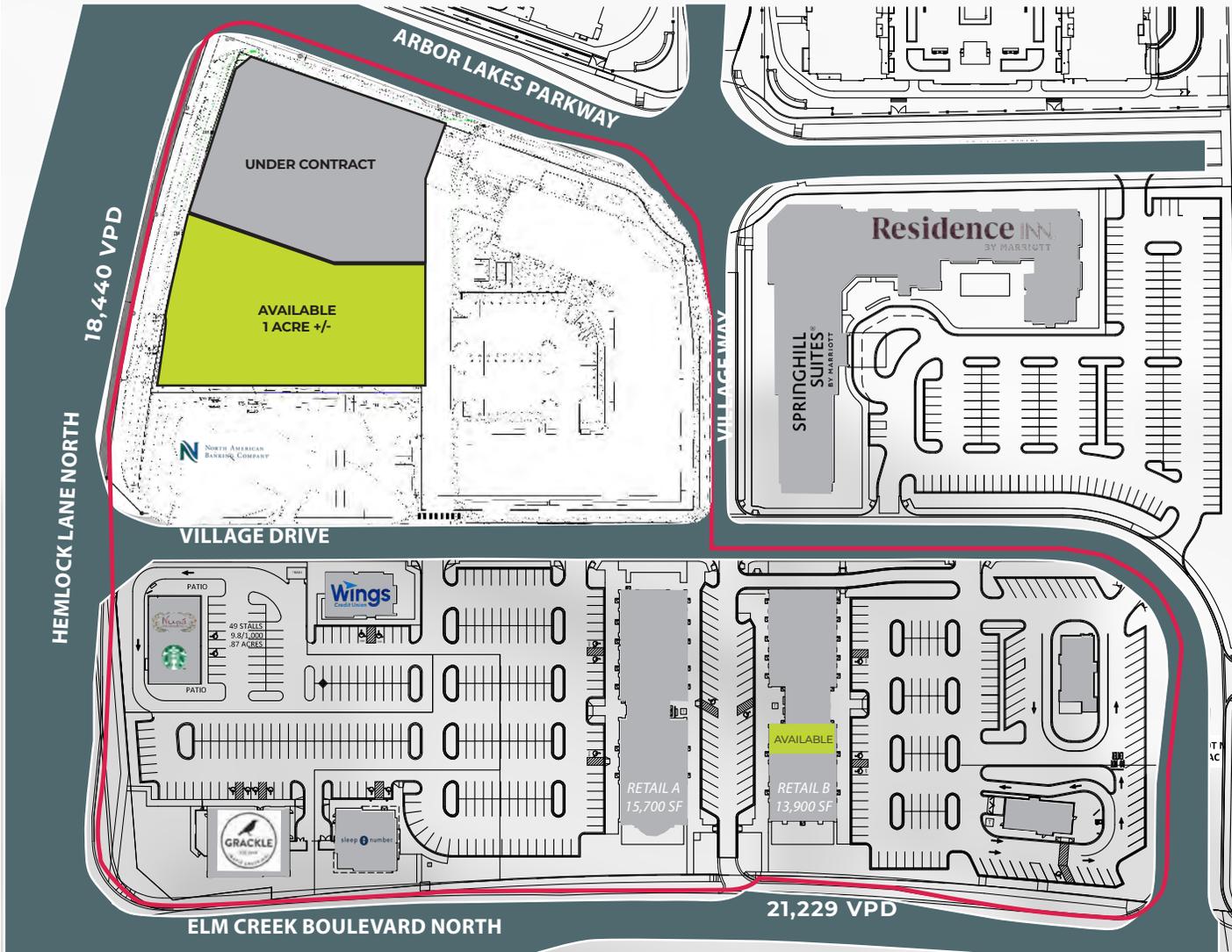


94

169



Overall Site Plan



Available Space



PAD SITE AVAILABLE:

- SEQ OF HEMLOCK LANE NORTH AND ARBOR LAKES PARKWAY

BUILDING B:

- 1,608 SF - 2ND GENERATION QSR

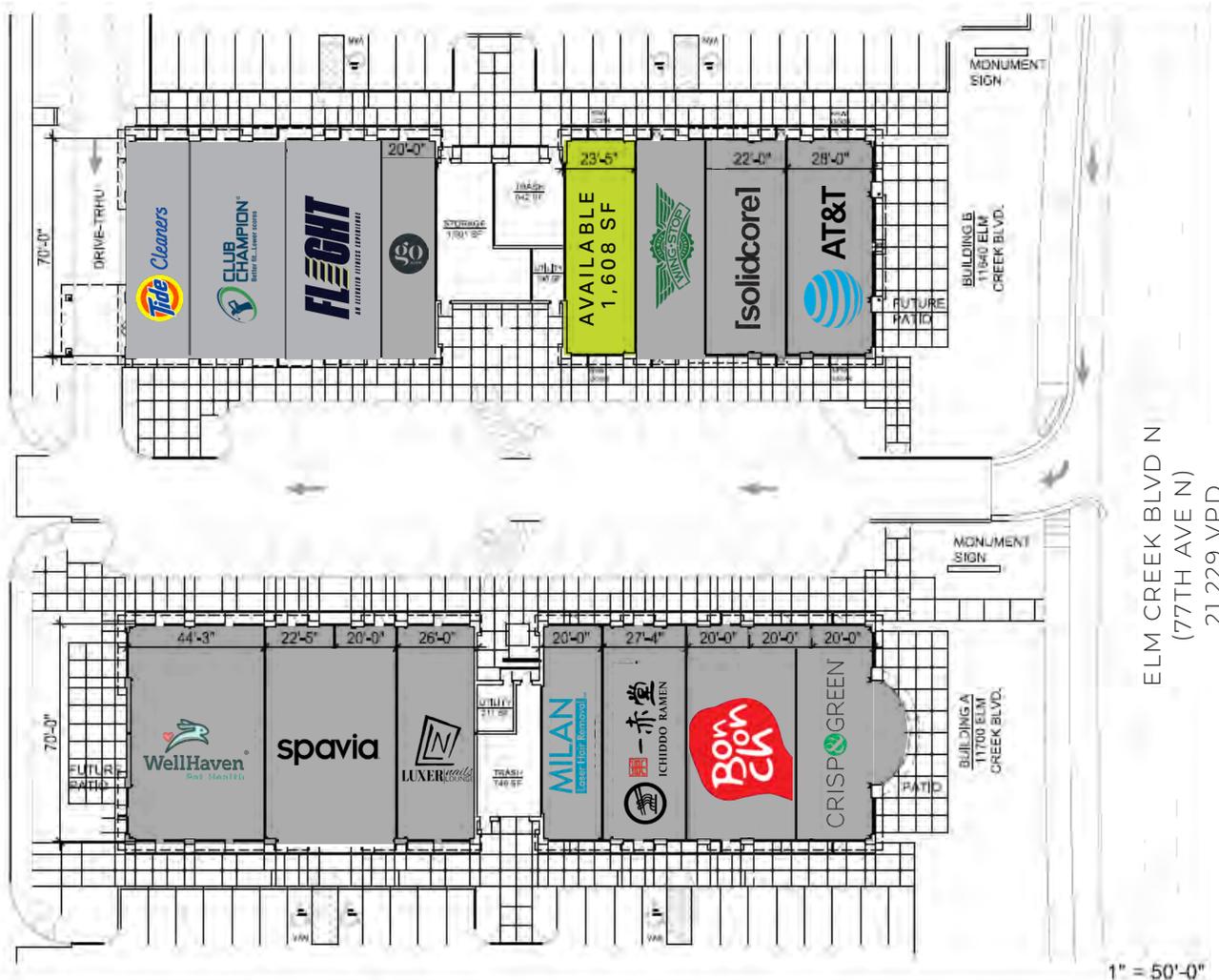
2025 NNN'S

Real Estate Taxes	\$9.16/SF
CAM/ins	\$7.46/SF
Total	\$16.62/SF

Buildings A & B

Building A
GLA 15,681 SF

Building B
GLA 13,938 SF



ELM CREEK BLVD N
(77TH AVE N)
21,229 VPD

1" = 50'-0"

BUILDING B

AREA S.F.	TENANT NAME
1,400	TIDE DRY CLEANERS
2,100	CLUB CHAMPION
2,100	FLIGHT FITNESS
1,369	GO GLOW
1,608	AVAILABLE
1,400	WINGSTOP
2,001	SOLIDCORE
1,960	AT&T

BUILDING A

AREA S.F.	TENANT NAME
3,098	WELLHAVEN PET HEALTH
2,969	SPAVIA
1,790	LUXER NAILS
1,369	MILAN LASER HAIR REMOVAL
1,920	ICHIDDO RAMEN
1,843	BONCHON
2,692	CRISP & GREEN

 AVAILABLE

 OCCUPIED

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