

1201 COUNTY ROAD E

ARDEN HILLS, MN, 55112

FOR LEASE
800 - 1,800 RSF

SUMMARY

Address: 1201 County Rd E, Arden Hills, MN 55112

Use: Flex | Storage | Office | Retail | Medical

Available Spaces:

- Suite A) 1,000 RSF (Available)
- Suite B) 800 RSF (Available)
- Suite C) 1,585 RSF (Occupied MTM)
- TOTAL - 3,385 RSF (Contiguous)

Available: 1/1/2026

Year Built / Renovated: 2013 | 2017

Configuration: Open

Lease Rate: \$13.50 /SF MG

Traffic Count: 13,582 vehicles per day

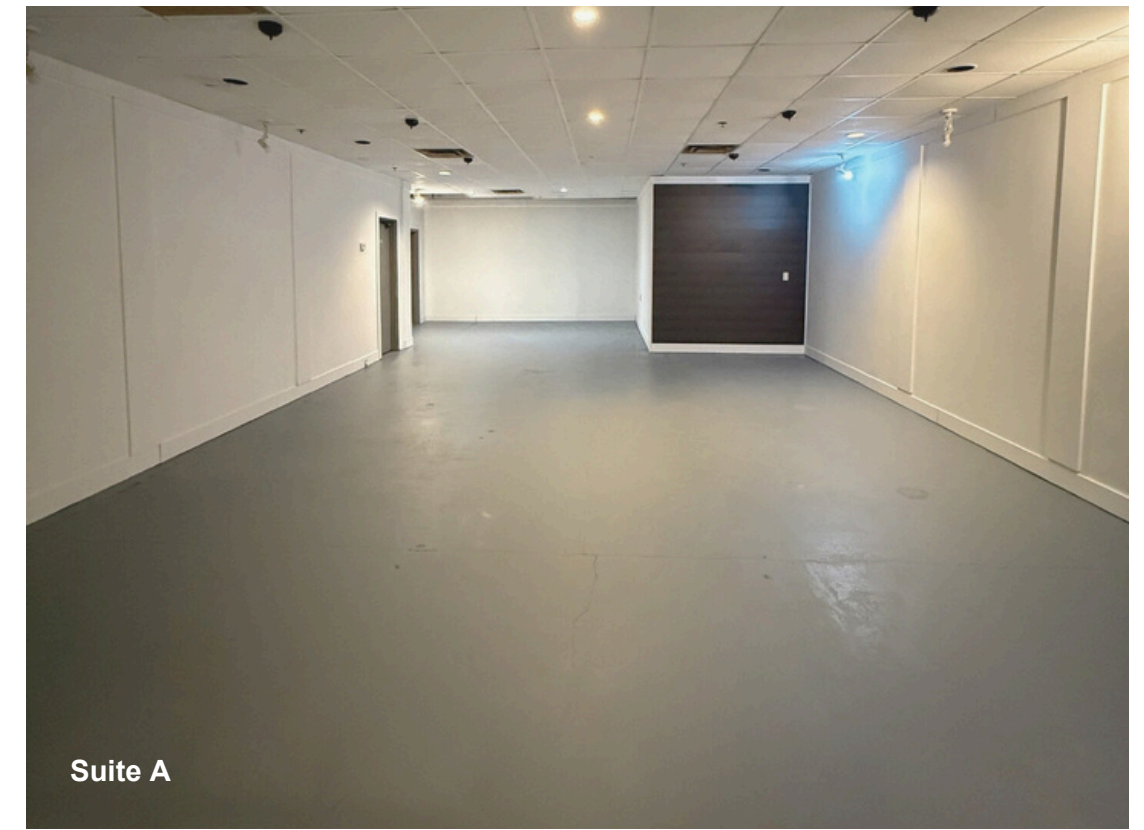
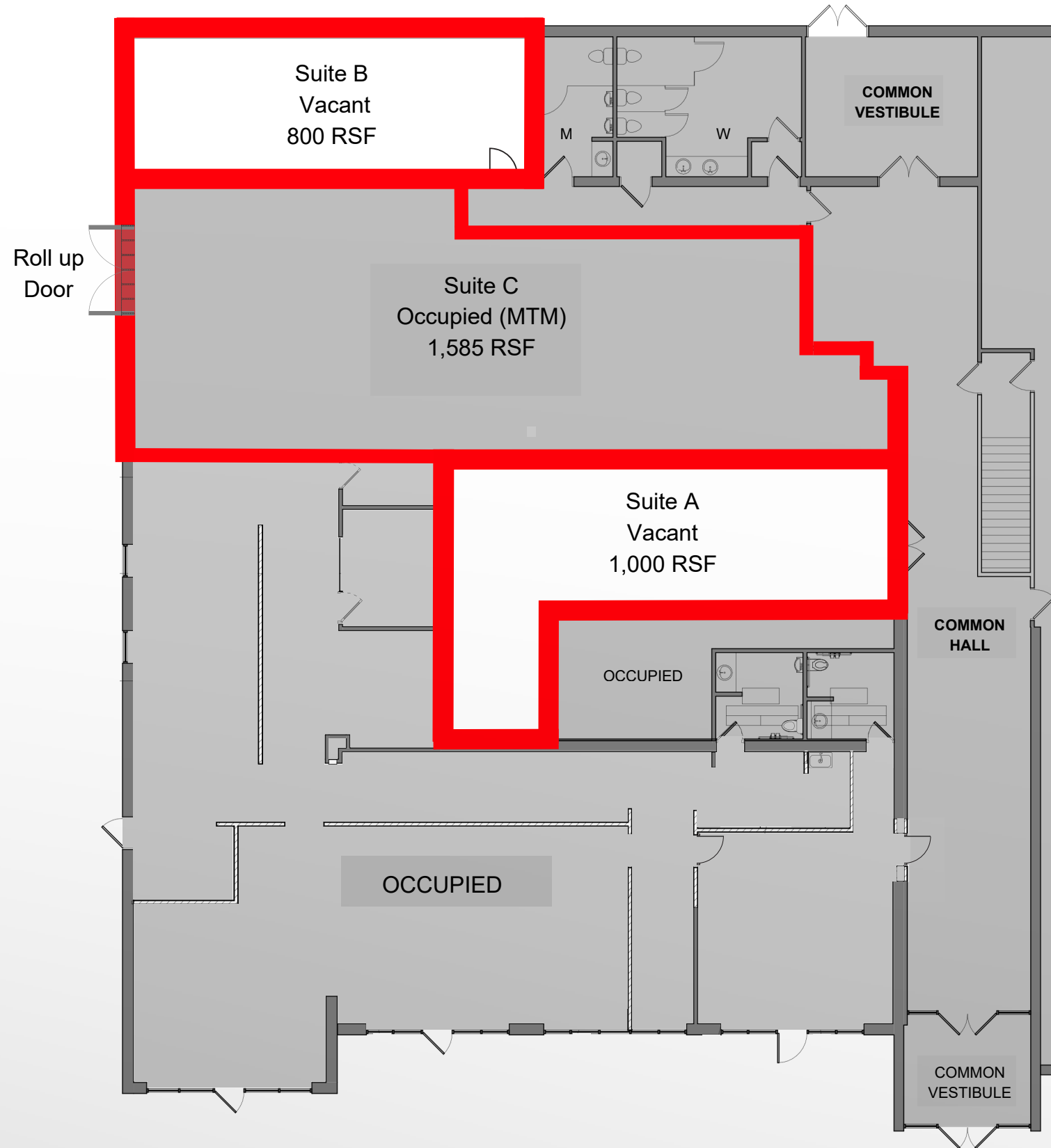


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FLOOR PLAN



Suite A



Suite B



AREA BUSINESS



crumbl cookies
noodles & company
State Farm
CLUB PILATES
Old Southern SMOKEHOUSE
PANCHEROS MEXICAN GRILL
Chick-fil-A
EVOLVE ATHLETICS

Fantastic Sams
POTBELLY SANDWICH SHOP
ups
Quality INN & SUITES
CHINA EXPRESS
Starbucks
Orchid
Clean'n'Press
DAVANNI'S
Great Clips
Cub FOODS
Caribou COFFEE

Hilton Garden Inn
Green Mill SHOREVIEW
Red Robin GOURMET BURGERS AND BEERS
Best Western

SEVEN LAKES

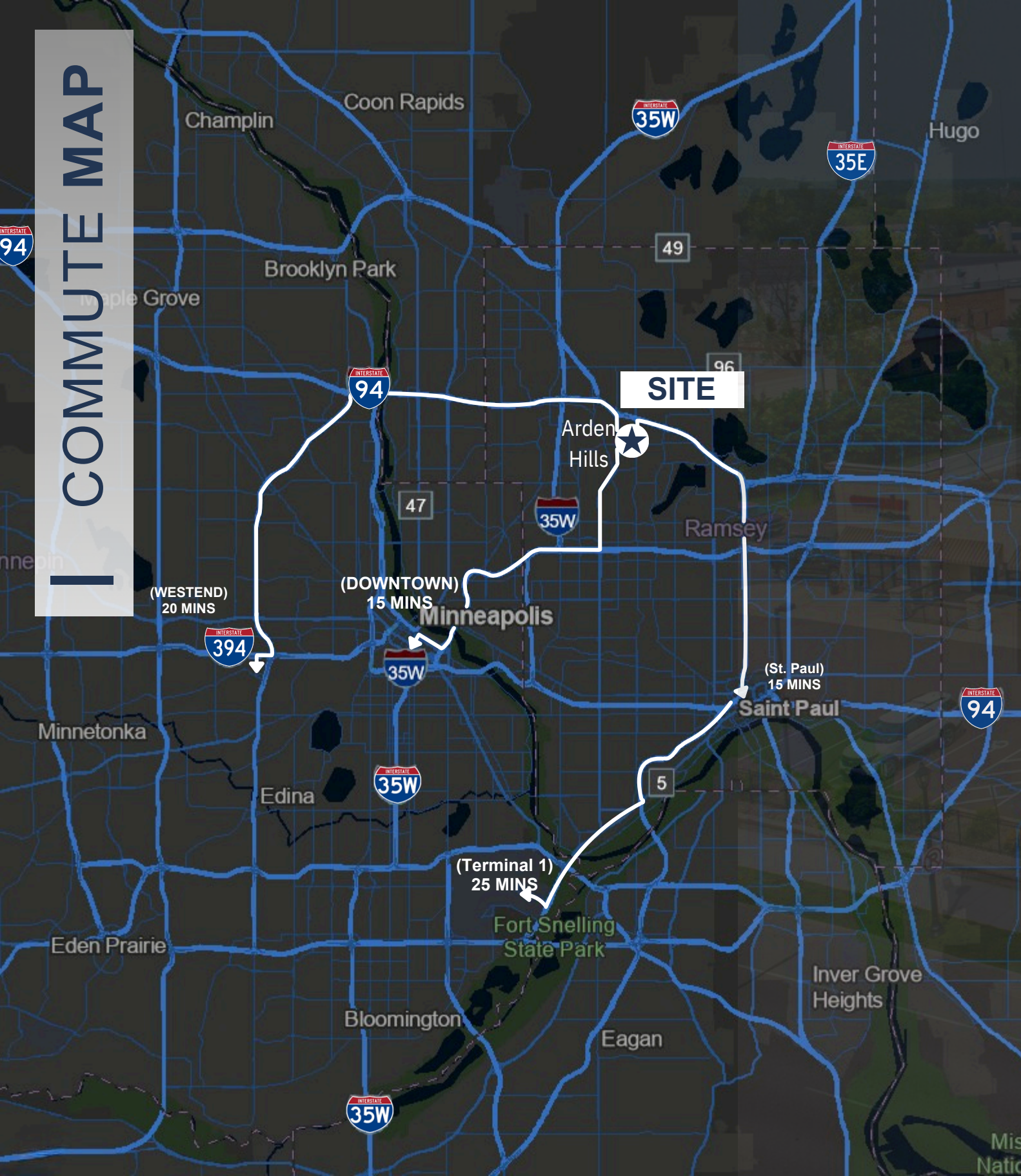
Arden Hills
1201 County Rd E

TRADER JOE'S
LEEANN CHIN
Wendy's
FIVE GUYS BURGERS AND FRIES
the Y
Target
Island Lake GOLF COURSE & TRAINING CENTER

DUNN BROTHERS COFFEE
Walgreens
LIFELONG WEALTH ADVISORS
Domino's Pizza
TITLE
KIM'S TAILOR'S
GREAT CHINA
SWEET CHOCOLAT
St Croix CLEANERS

Walmart Supercenter
SMASH PARK
CHIPOTLE
Office DEPOT
SHAKE SHACK
BURGER'S BAGELS
BANK OF AMERICA
LUCE
ROSEDALE CENTER
L&B

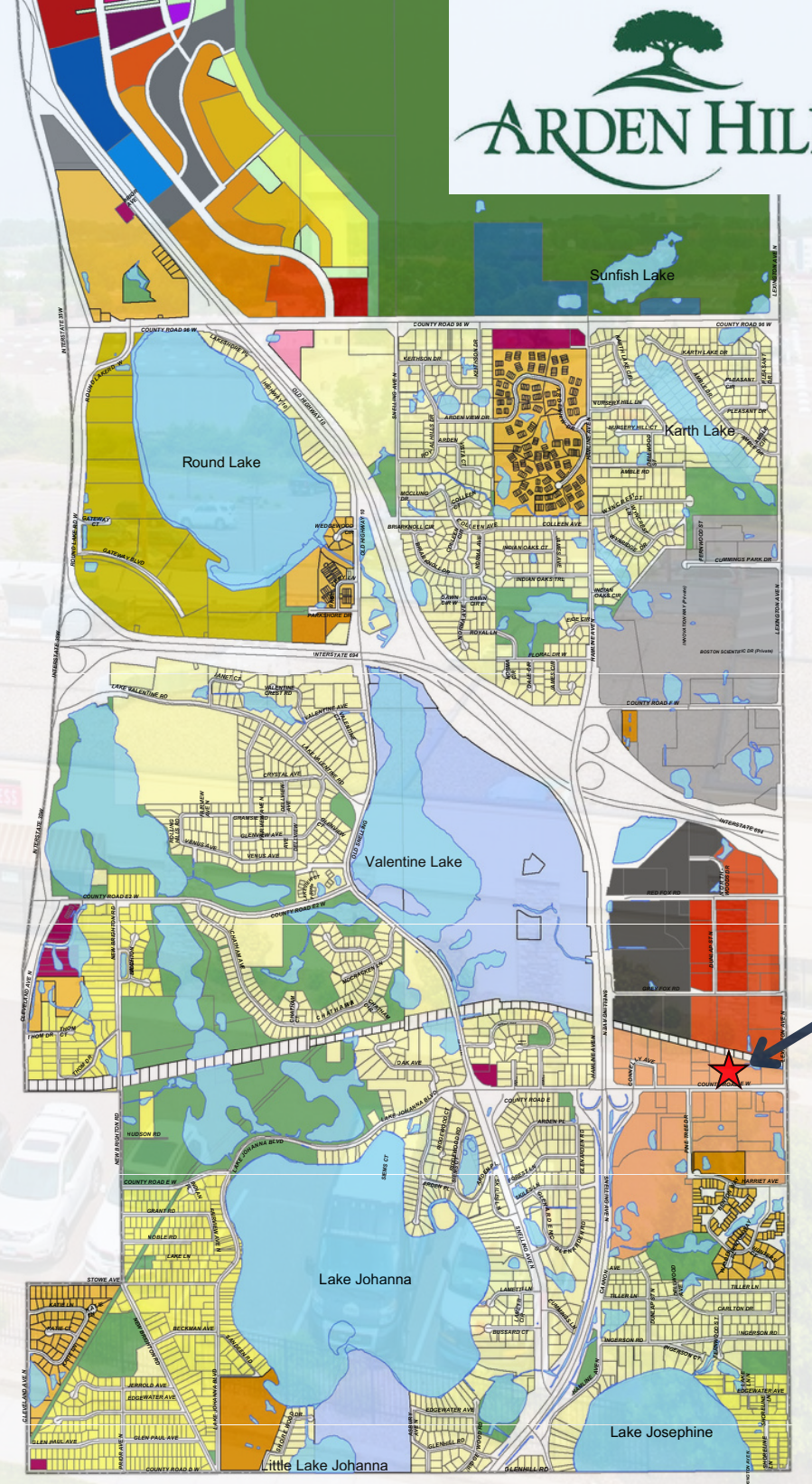
COMMUTE MAP



ZONING MAP



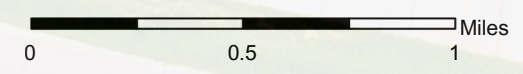
- TRC C - Civic
- TRC CC - Campus Commercial
- TRC FO - Flex Office
- TRC RMU - Retail Mixed Use
- TRC NR-1 - Residential
- TRC NR-2 - Residential
- TRC NR-3 - Residential
- TRC NR-4 - Residential
- TRC OMU - Office Mixed Use
- TRC OS - Open Space
- TRC TC-1 - Town Center
- TRC TC-2 - Town Center
- TRC TC-3 - Town Center
- TRC - Water Infrastructure
- R-1 - Single Family Residential District
- R-2 - Single & Two Family Residential District
- R-3 - Townhouse & Low Density Multiple Dwelling District
- R-4 - Multiple Dwelling District
- B-1 - Limited Business District
- B-2 - General Business District
- B-3 - Service Business District
- B-4 - Retail Business District
- NB - Neighborhood Business District
- CC - Civil Center District
- GB - Gateway Business
- INST - Institutional District
- I-1 - Limited Industrial District
- I-2 - General Industrial District
- I-FLEX District
- POS - Parks and Open Space District
- CD - Conservation District
- Railroad
- Water



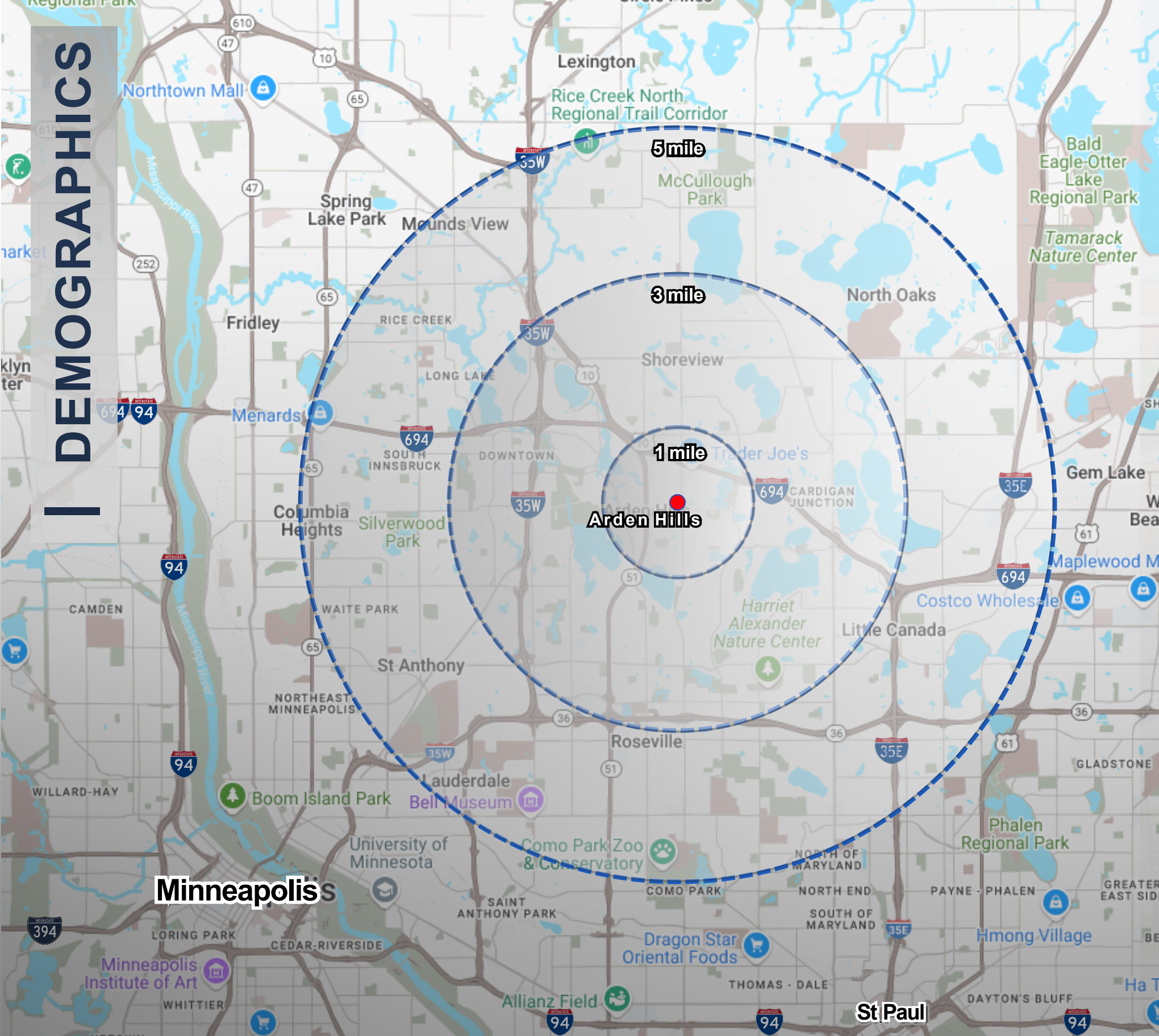
[Link to Zoning Map](#)

The zoning district designations represented on this map correspond to the City of Arden Hills official Zoning Map. Questions concerning the Zoning Map should be directed to City Hall. Zoning designations are subject to change. Please refer to the Zoning Code for complete information.

Adopted: April 12, 1993
 Reprinted: April 24, 2024
 Reflective of Ordinance No. 2024-01



DEMOGRAPHICS



SITE DEMOGRAPHICS			
	1 mile	3 mile	5 mile
Population:	6,875	60,146	190,091
Avg. HH Income:	\$123,678	\$129,487	\$138,905
Median HH Income:	\$109,798	\$96,148	\$100,485
Traffic Count:	18,398 cars per day		
Distance from Freeway:	0.4 miles		

 **\$71,702**
median disposable income

 **\$8,312**
healthcare

 **\$4,890**
dining out

 **\$329,814**
median home value

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