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:	Office | Retail | Medical | Flex | Storage
Premises:	**Suite A) 1,000 RSF** **Suite B) 800 RSF**
Available:	12/1/2026
Year Built / Renovated:	2013 | 2017
Configuration:	Open
Lease Rate:	$13.50 /SF MG
Traffic Count:	13,582 vehicles per day

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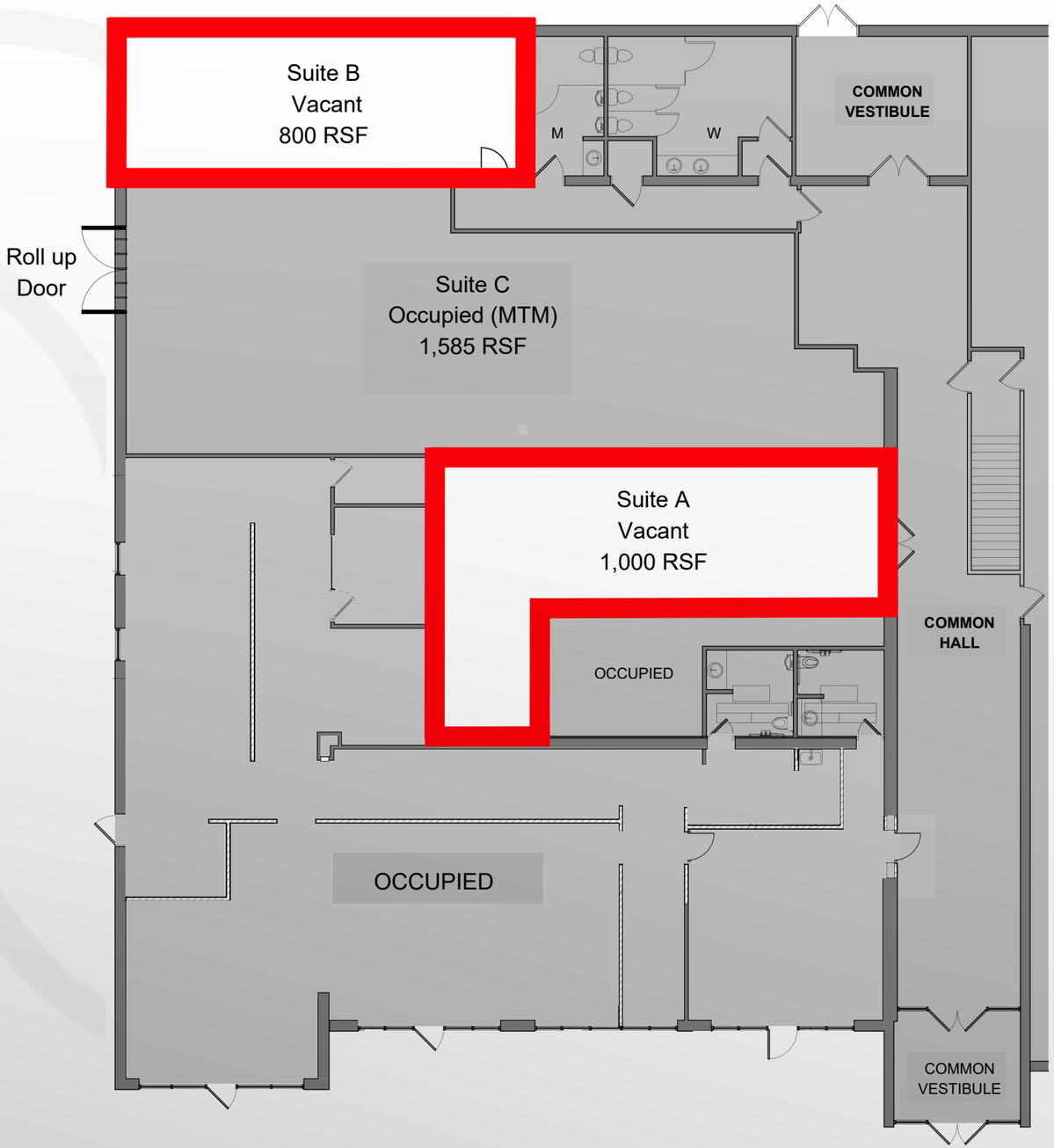
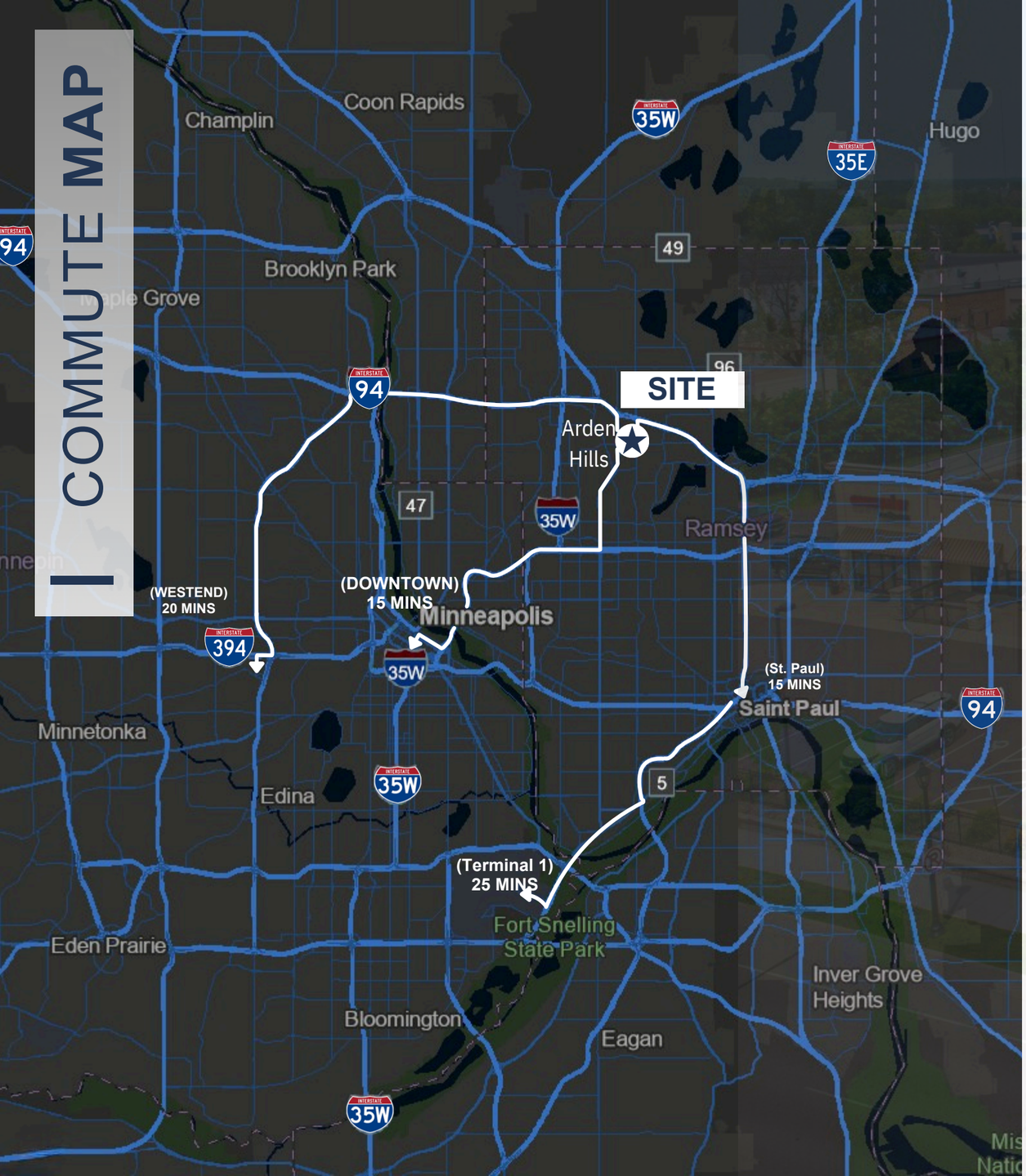
FLOOR PLAN


Suite B
Vacant
800 RSF
M
W
COMMON VESTIBULE
Roll up Door
Suite C
Occupied (MTM)
1,585 RSF
Suite A
Vacant
1,000 RSF
COMMON HALL
OCCUPIED
OCCUPIED
COMMON VESTIBULE

AREA BUSINESS

COMMUTE MAP



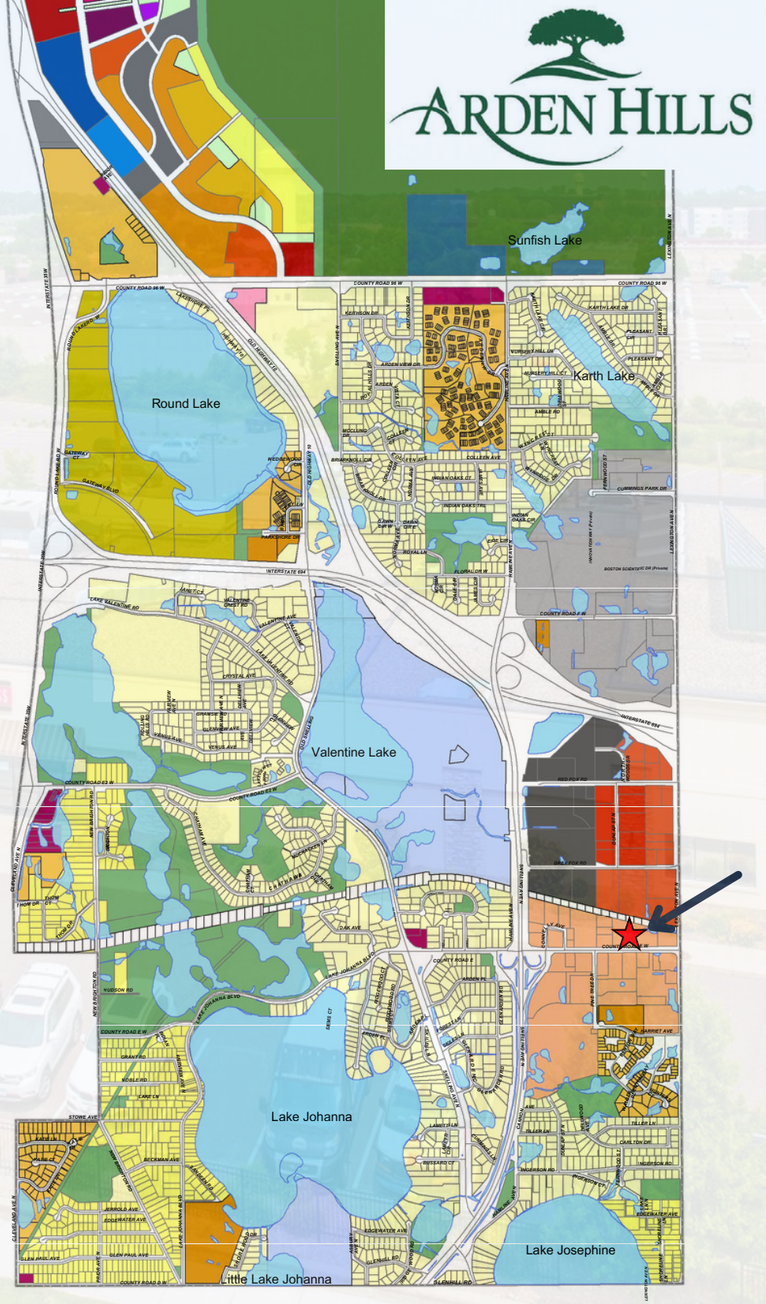
ZONING MAP

- 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
- Wat er

Link to Zoning Map

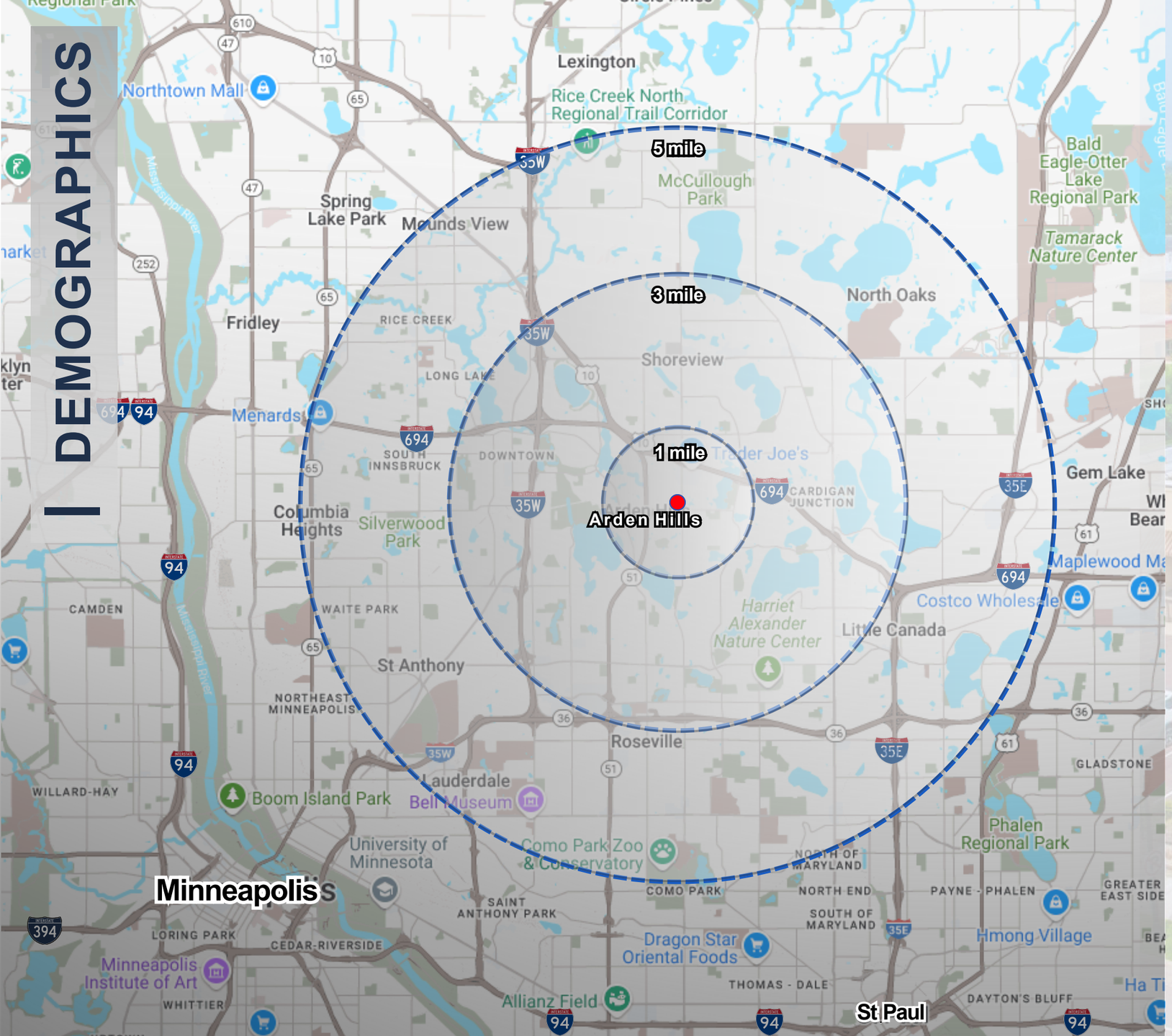
The zoning district designations represented on this map correspond to the City of Arden Hills official Zoning Map. Questions concerning the Zoning Map should be directed to City Hall. Zoning designations are subject to change. Please refer to the Zoning Code for complete information.

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



0 0.5 1 Miles

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	$96,14 8	$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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