



18480 70<sup>th</sup> Ave N.  
Maple Grove, MN 55311

New Construction Retail For Lease



# Overview

Located at the highly visible intersection of County Road 101 and Bass Lake Road, this brand new retail strip center in the out-lot of Hy-vee provides opportunity; offers high density retail/restaurant suites for users. Suites ranging from approximately 1,250 to 4,000 square feet provide a versatile layout featuring a mix of restaurant, retail, and service businesses—perfect for growing businesses or established businesses looking to optimize high density and high traffic for their business. .



- Lease Rates:
  - \$45 PSF NNN
- CAM/Tax: \$9.00 PSF

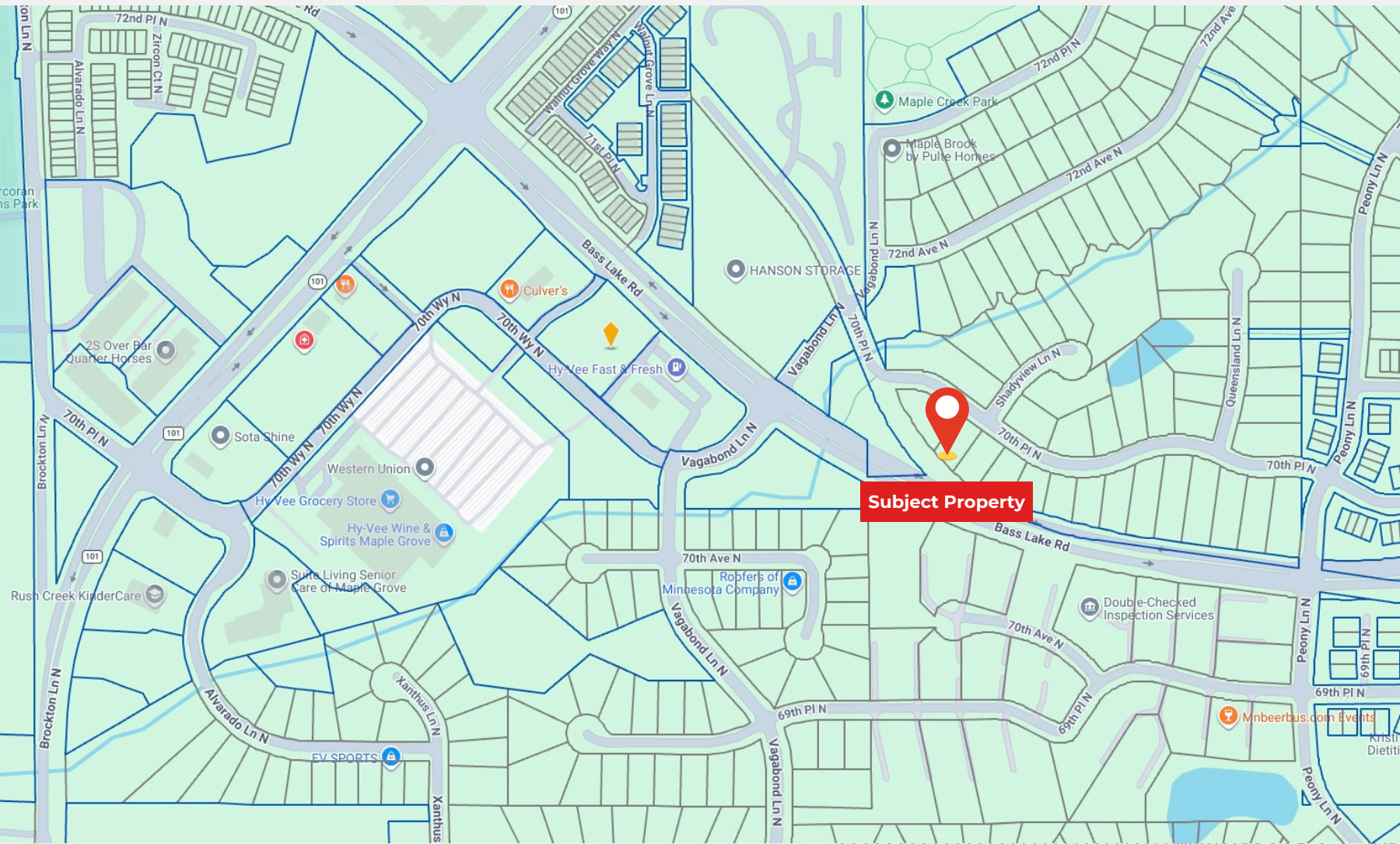


- Building Size: 15,000 SF
- Rentable Square Footage: 15,000 SF
- Year Built: 2025.

## Key Highlights:



- Signalized corner of Bass Lake Road and County Road 101
- 1,250-4,000 Sq Foot Foot Prints Available
- High Density with lots of new construction homes in area
- Ideal for professional, boutique, restaurant, or service users
- 56 Parking Spaces in Center| Shared Parking w/Hy-Vee
- Building signage available
- Highly Visible Corner next to Culver's and Chipotle
- Over 10,000 vehicles per day



## Area



### Area Tenants:

- Hy-Vee
- Culver's
- Chipotle
- Sota Shine
- TopLine Credit Union
- DayCare Center's
- Assisted Living Center's



### Traffic:

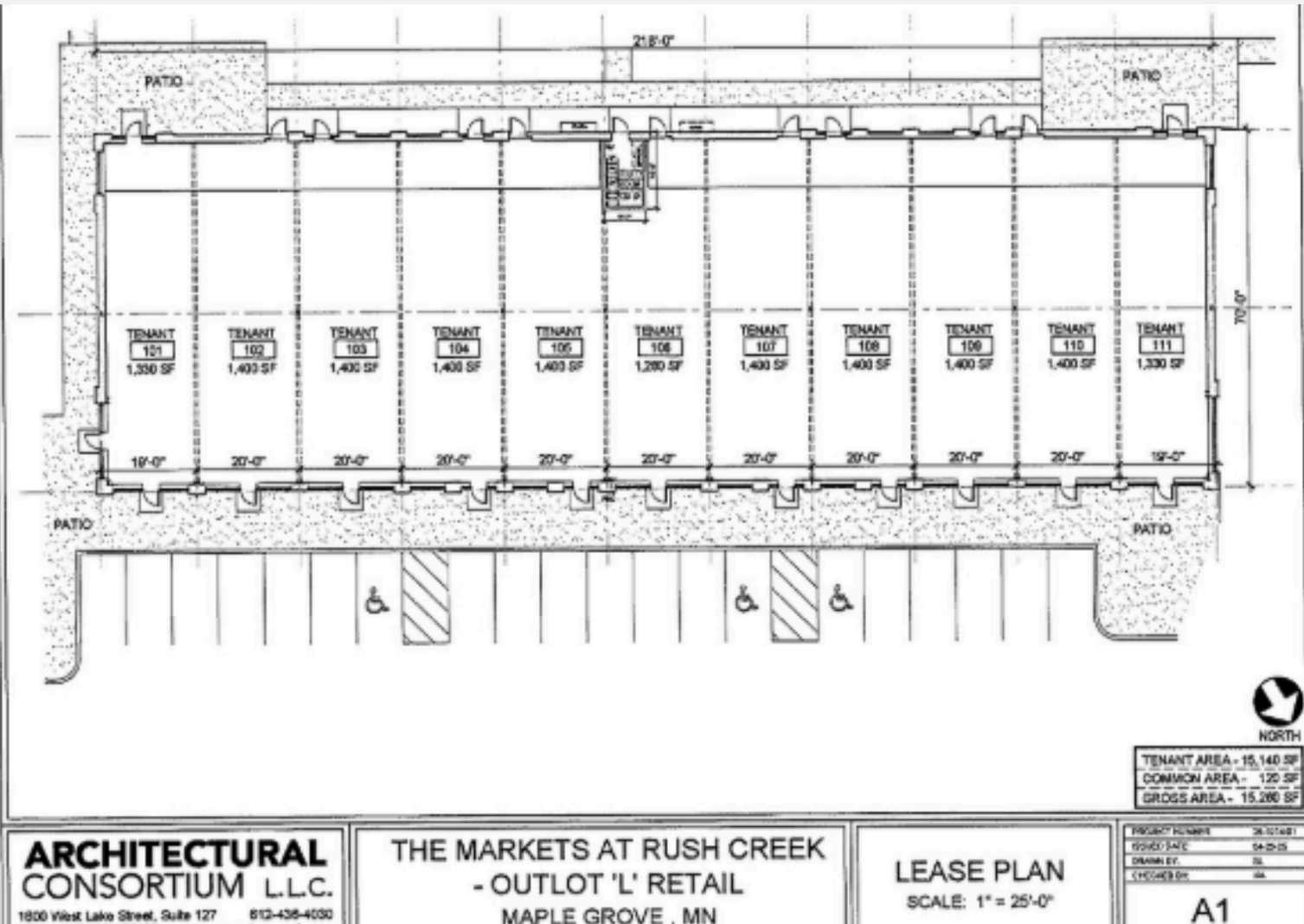
- Positioned at the signalized intersection of Bass Lake Road and County Road 101, the property benefits from consistent daily traffic exposure with approximately 10,000 vehicles per day on Bass Lake Road and County Road 101.
- This high-traffic corridor serves as a primary north/west commuter route through Maple Grove, capturing both local neighborhood traffic and further out suburbs flow connecting to Interstate 494. The strong vehicle counts, combined with nearby national retailers and service-oriented businesses, drive steady daytime population and visibility—making this an ideal location for businesses seeking accessibility, convenience, and brand exposure.



Interior



EXHIBIT B-1  
FLOOR PLAN



# Contact

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Information is deemed reliable, but pricing and sizes are approximate and are subject to negotiation, change and verification. No warranty is given.