

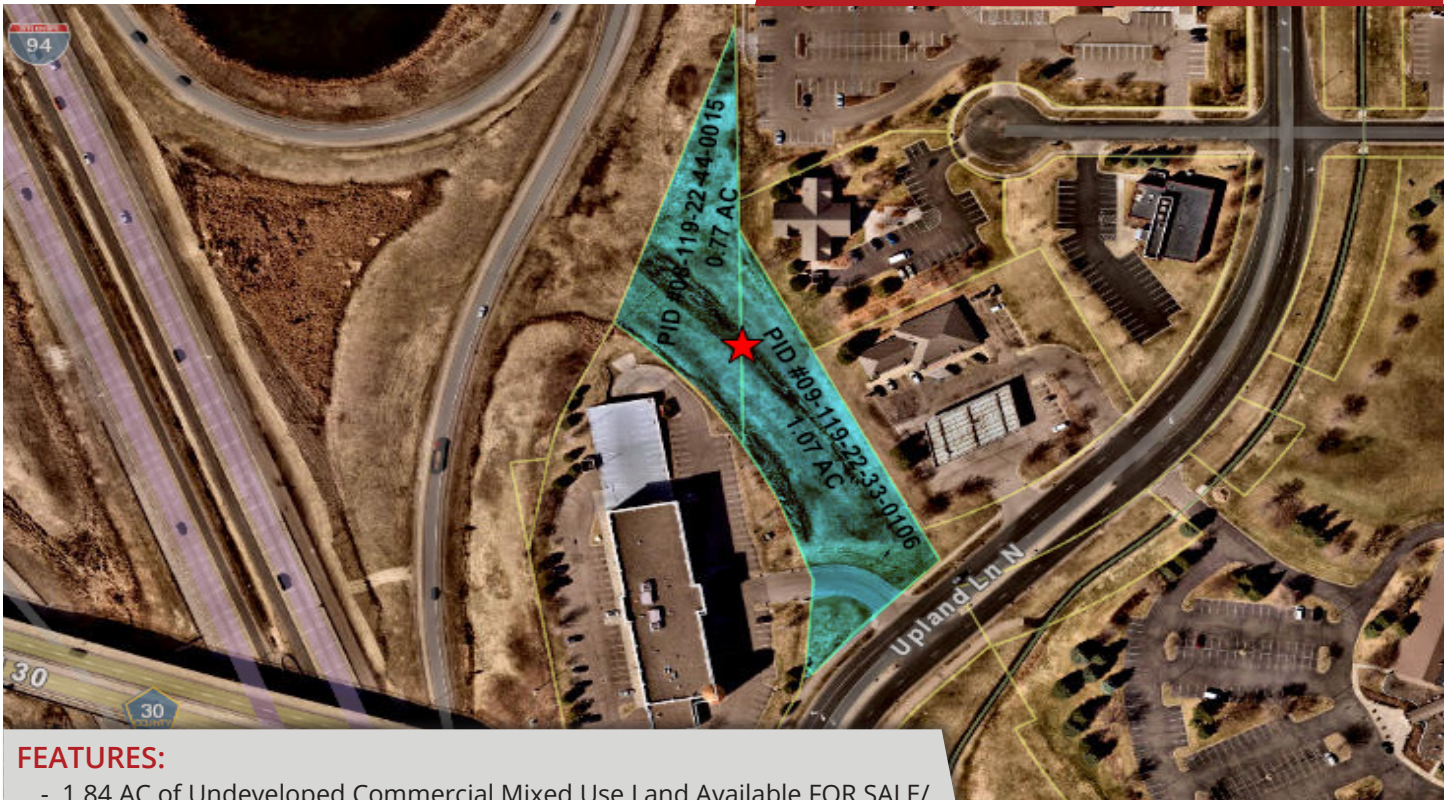


Maple Grove City Land

PID #09-119-22-33-0106 & #08-119-22-44-0015

Maple Grove, MN 55369

**FOR SALE / FOR LEASE
MIXED USE (5,000 SF to 10,000 SF)**



FEATURES:

- 1.84 AC of Undeveloped Commercial Mixed Use Land Available FOR SALE/ FOR LEASE Build- to-Suit option (5,000 sf to 10,000 sf).
- Easy Access via Maple Grove Pkwy Exit & Upland Lane N
- Great Visibility From I-94
- Well Suited for a 1-2 story commercial building, up to 10,000 SF total
- Highly sought commercially zoned land in Maple Grove, MN

Sale Price / Lease Rate
Negotiable



FACTS: Total Land = 80,078 SF / 1.84 AC

- ▲ PID #09-119-22-33-0106
- 46,412 SF / 1.07 AC
- ▲ PID #08-119-22-44-0015
- 33,666 SF / 0.77 AC
- ▲ Taxes - TBD, currently city owned

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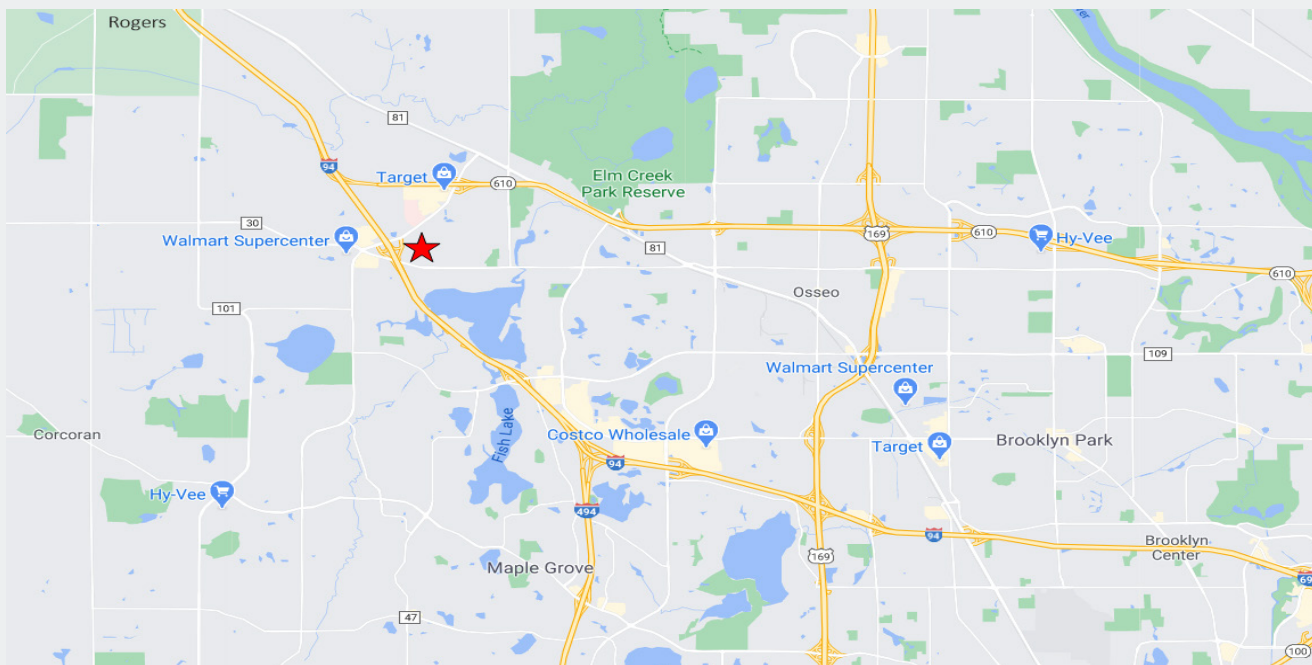
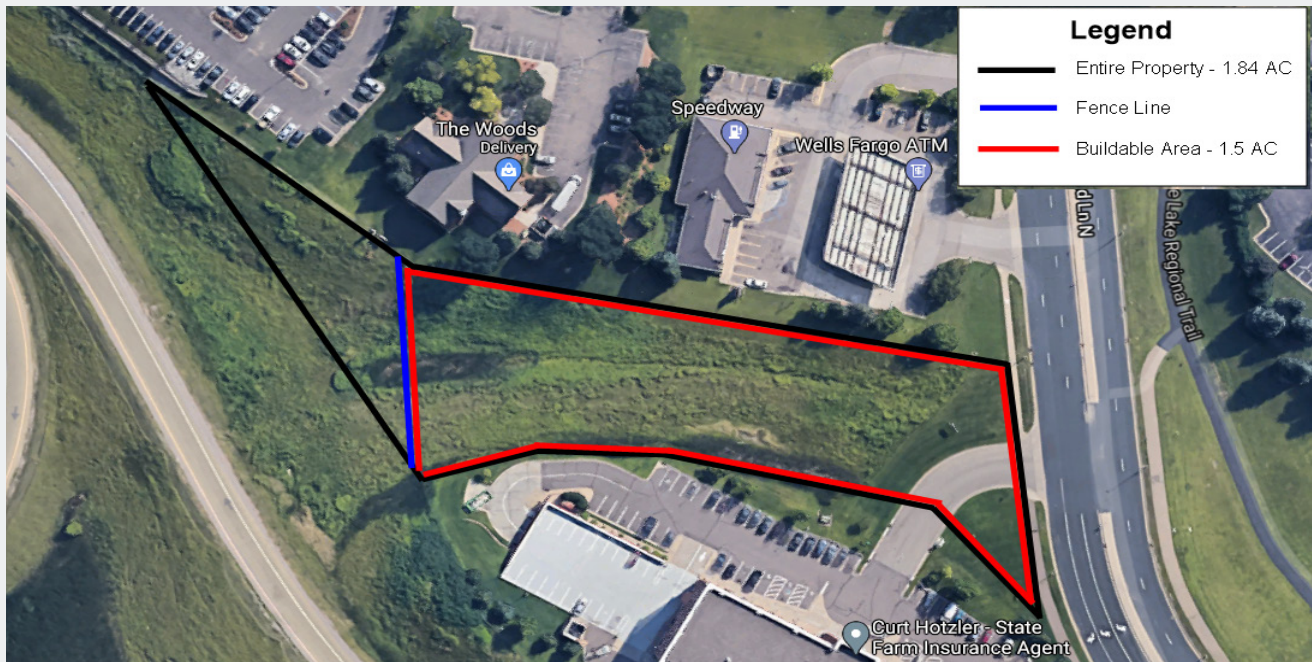
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

FOR SALE/LEASE
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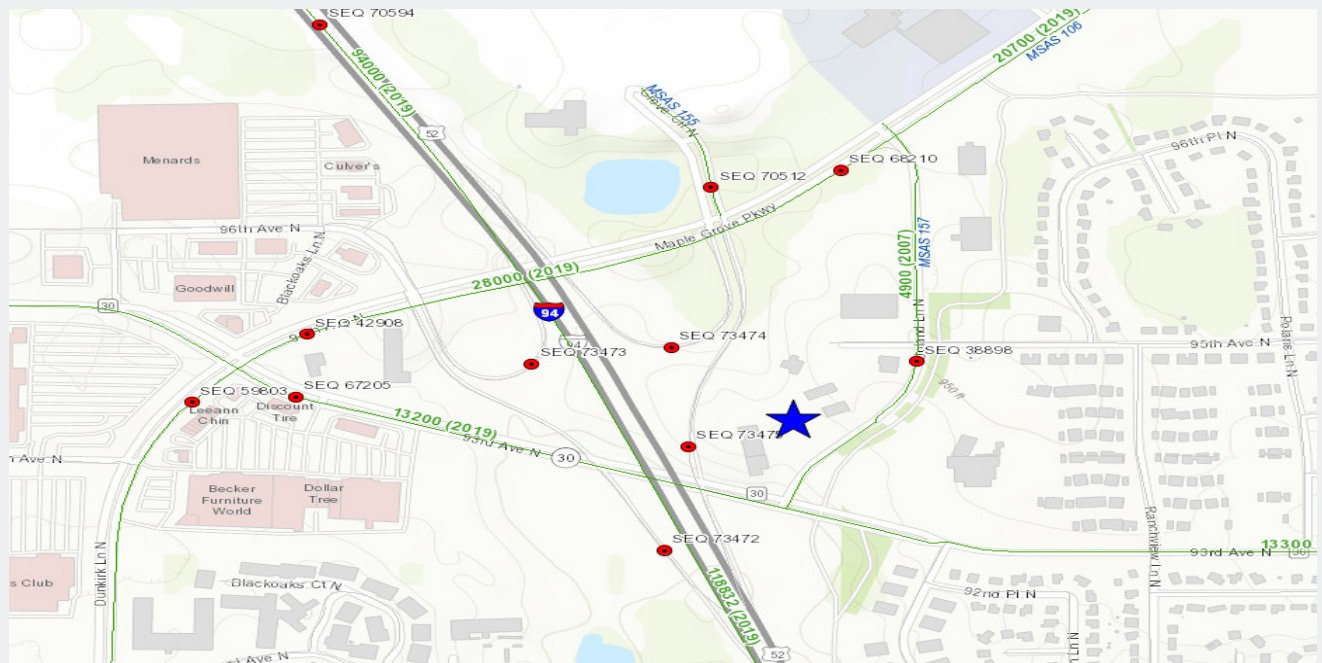
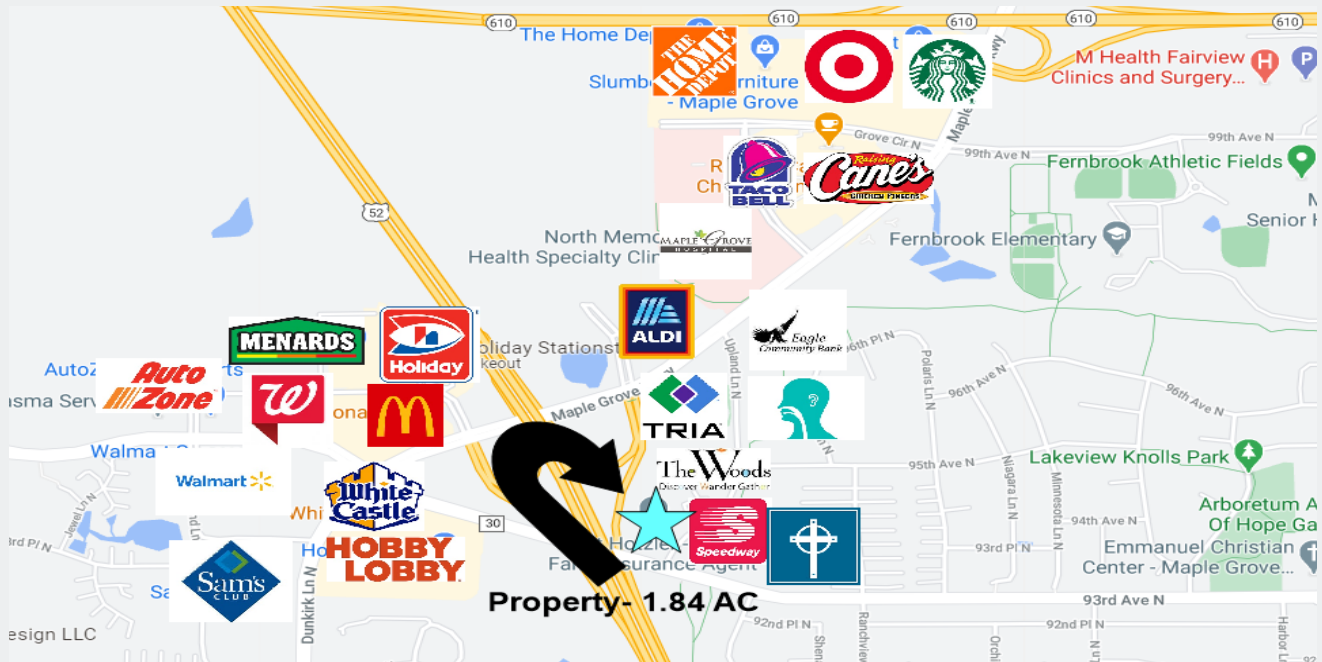
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MAP OVERVIEW / TRAFFIC

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ADDITIONAL INFO

**FOR SALE/LEASE
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POPULATION:

2010 Census (5 miles) - 94,459
2024 Estimated - 93,804
2029 Projection - 92,628

HOUSEHOLD INCOME:

2024 Avg. Household Income - \$146,819
2024 Median Household Income - \$126,175

TRAFFIC:

Interstate 94 - 118,832 VPD

DAYTIME EMPLOYEES:

5,299

CITY INFO:

Maple Grove is a flourishing community in the Twin Cities metro area that over 90,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town. Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality healthcare, year-round recreational activities, and an excellent standard of living.

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PHOTO GALLERY

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Driveway View



Driveway View



View From Maple Grove Pkwy Bridge



View From Maple Grove Pkwy Exit Ramp



View From I-94



View From County Rd 30

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CONCEPT PLAN

FOR SALE/LEASE
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CITY INFO

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Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality healthcare, year-round recreational activities, and an excellent standard of living.

Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor playgrounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.

Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.

Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.

Retail developments combine large national retailers along with unique stores that offer a one-of-kind shopping experience. There are also a number of centrally-located areas that offer a wide array of everyday conveniences and shopping options.

In addition, enjoy a variety of eating establishments to choose from: family diners, outdoor casual eateries, upscale dining options — many nationally-known favorites as well as local flavors.

The beauty of seven different lakes can be found within Maple Grove as well as over 1,000 acres and 36 miles of meticulously maintained parks and trails and 48 playgrounds. With the attraction of the Maple Grove Arboretum and two regional park reserves, the outdoor amenities fit every age and interest.

The City of Maple Grove is dedicated to providing high-quality service to its residents, businesses and visitors to make our community one in which we can all enjoy living, working and playing!

Maple Grove...Serving Today, Shaping Tomorrow



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