

OFFICE/MEDICAL OFFICE/CLINIC FOR LEASE

1260 COUNTY ROAD E W

ARDEN HILLS, MN 55112



OFFICE/MEDICAL OFFICE/CLINIC FOR LEASE

KW COMMERCIAL

13100 Wayzata Blvd Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

GREGORY RANCE

Agent

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gregrance@kwcommercial.com

40493671, Minnesota

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EXECUTIVE SUMMARY

1260 COUNTY ROAD E



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	approx. 2,287 SF
YEAR BUILT:	1985
USE:	General office, medical office, clinic
FLOORS:	1
PARKING:	Onsite parking

PROPERTY HIGHLIGHTS

- Single level professional building ready for occupancy
- Fully built out 7 offices, reception/waiting area, conference room, breakroom, workroom, staff bathroom & 2 common bathrooms
- Potential uses may include clinic, health and wellness, medical office and general office
- Adjacent co-Tenant is "Back To It Chiropractic"
- High visibility, easy access to Hwy 51-Snelling Avenue main artery serving the area
- Plenty of housing within 2-3 blocks
- Two neighboring universities within close proximity
- Adjacent to: McDonald's, Holiday Station, Flaherty's Bowling, Dunn Bros, Walgreens, Frattalone's Hardware, Tavern Grill



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PROPERTY PHOTOS

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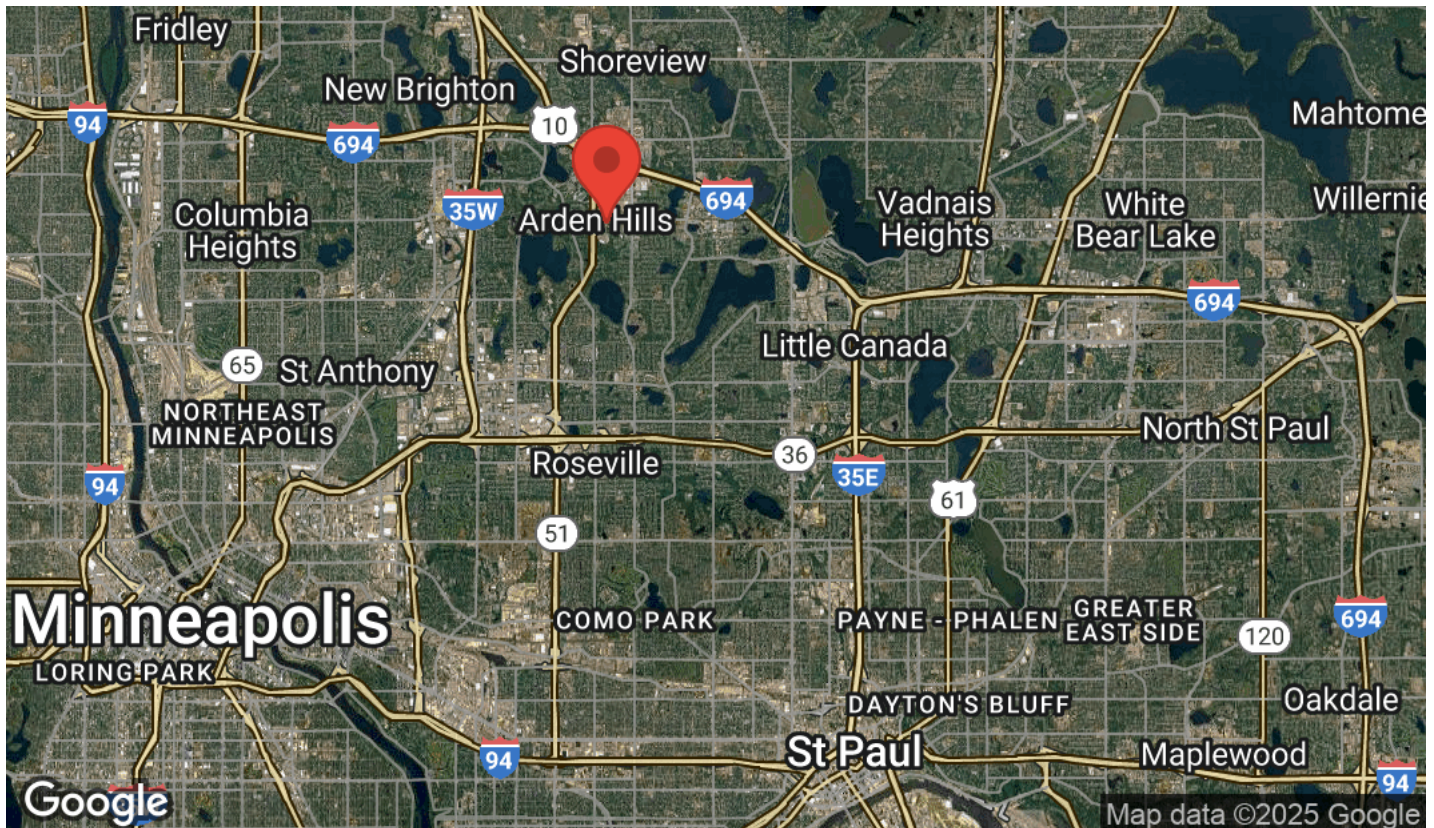
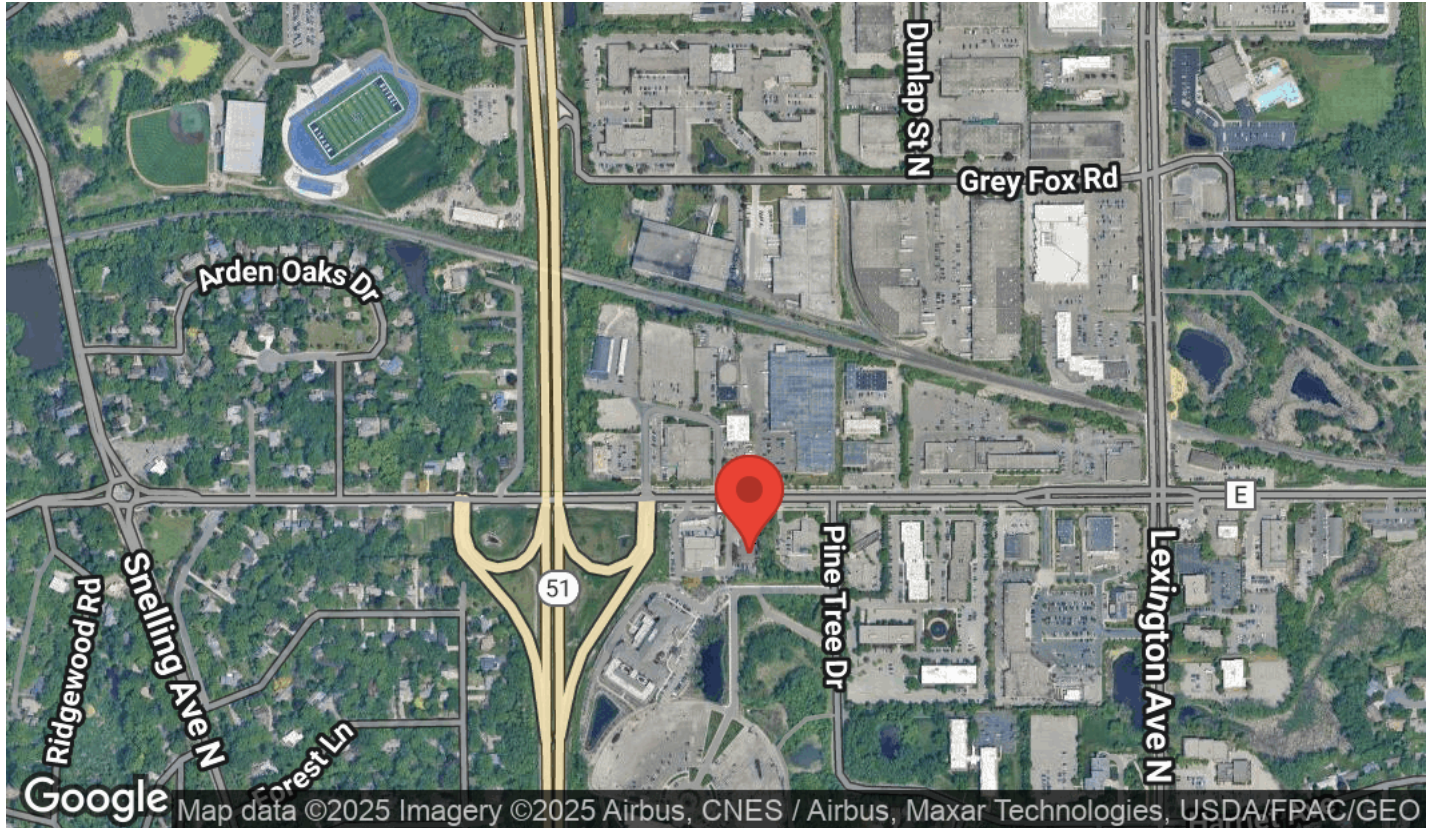
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LOCATION MAPS

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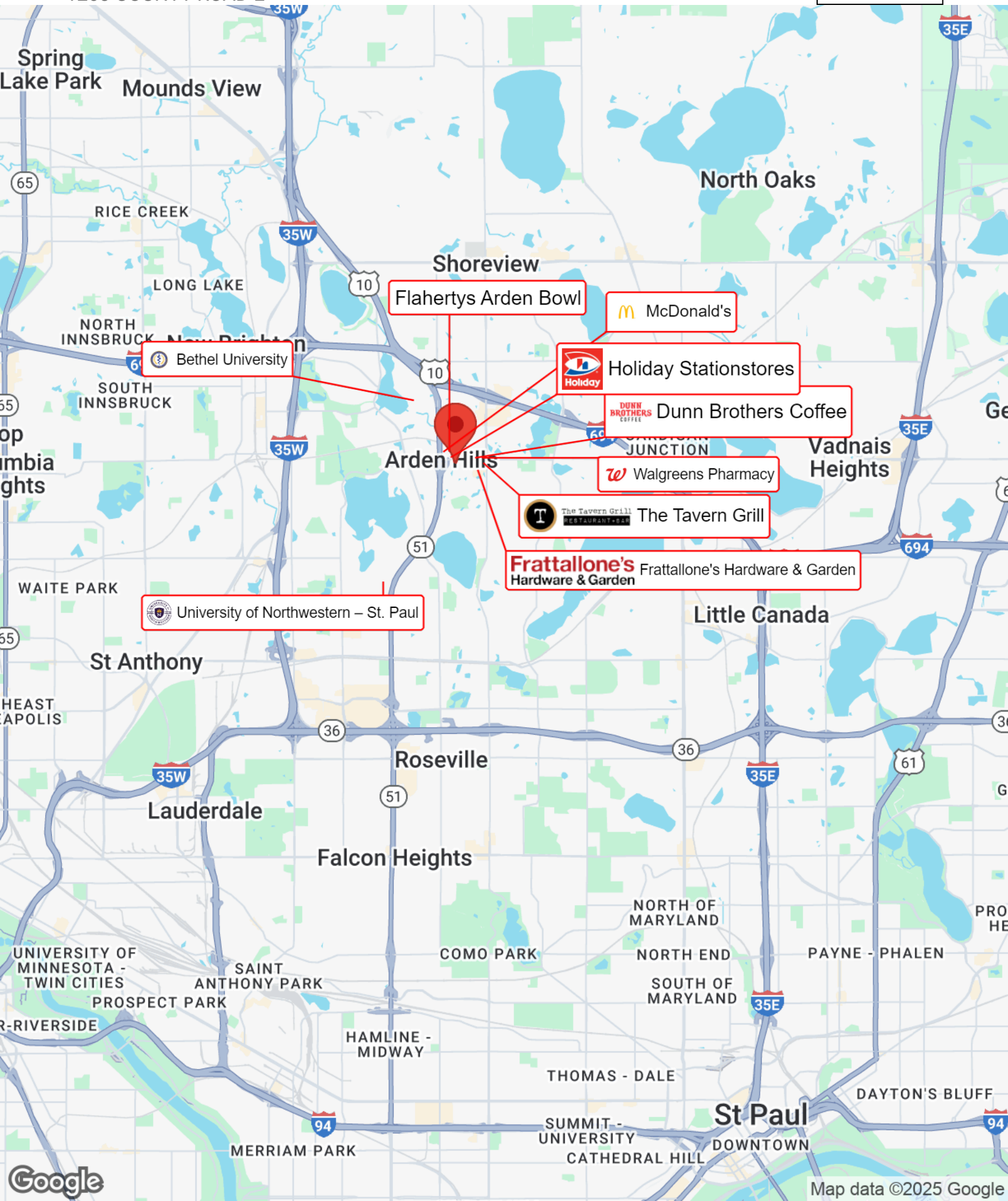
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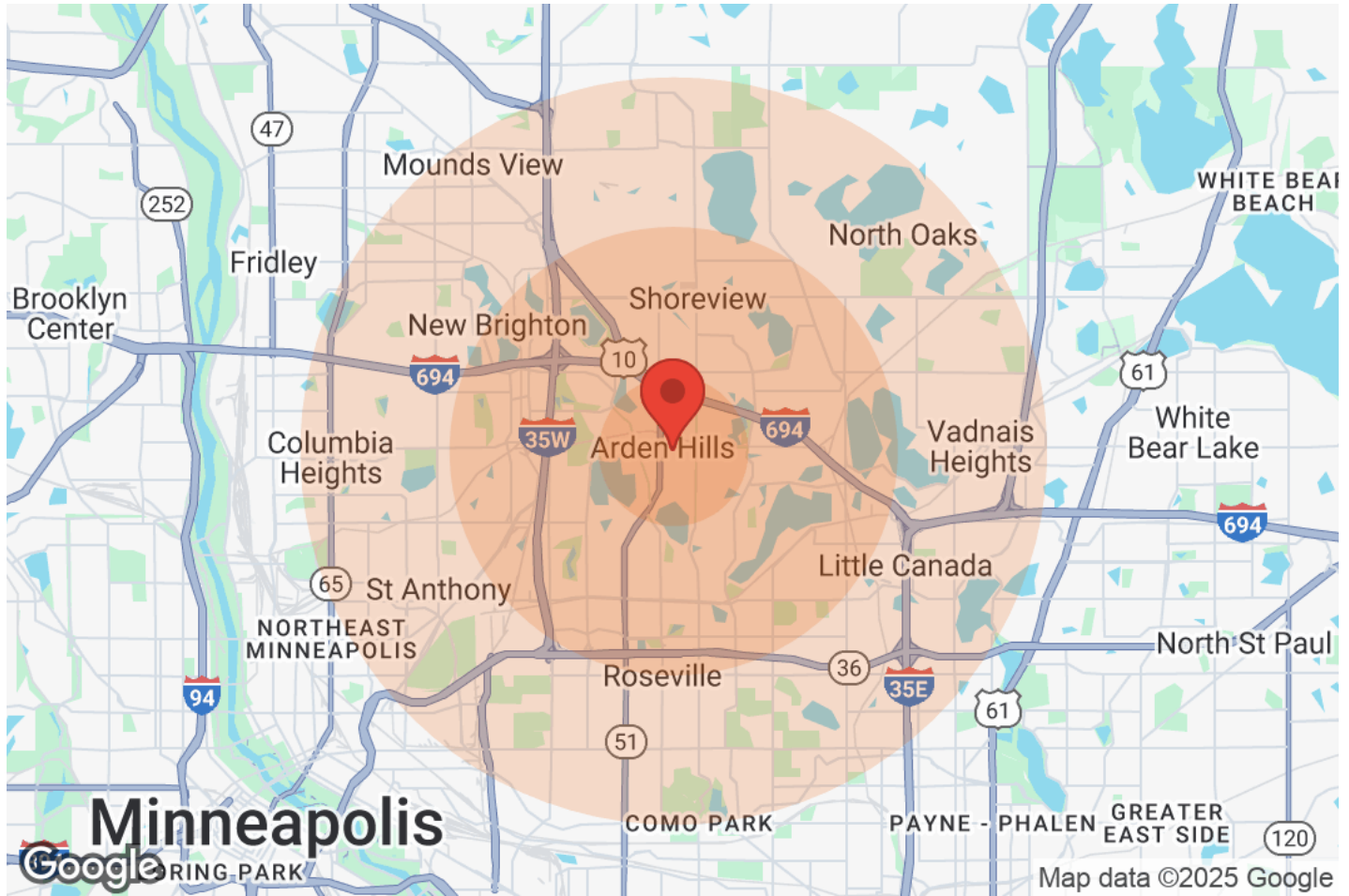
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,475	28,521	94,240
Female	1,865	32,072	102,649
Total Population	3,340	60,593	196,889

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	312	9,497	33,181
Ages 15-24	403	6,754	22,473
Ages 25-54	1,941	23,119	76,938
Ages 55-64	260	7,883	25,976
Ages 65+	424	13,340	38,321

Income	1 Mile	3 Miles	5 Miles
Median	\$36,056	\$56,233	\$59,444
< \$15,000	57	2,225	7,319
\$15,000-\$24,999	35	2,164	6,985
\$25,000-\$34,999	51	3,055	8,784
\$35,000-\$49,999	65	3,552	11,313
\$50,000-\$74,999	48	4,307	16,167
\$75,000-\$99,999	125	3,247	11,348
\$100,000-\$149,999	46	3,792	11,901
\$150,000-\$199,999	22	1,486	4,721
> \$200,000	69	1,232	3,744

Housing	1 Mile	3 Miles	5 Miles
Total Units	554	26,238	86,838
Occupied	537	24,775	82,248
Owner Occupied	494	17,051	58,885
Renter Occupied	43	7,724	23,363
Vacant	17	1,463	4,590

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Disclaimer

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