

# **MINNESOTA**

**HEALTH VILLAGE** 



47 ACRES AVAILABLE (DIVISIBLE) . MEDICAL OFFICE . OFFICE . HIGH TECH . HOSPITALITY . RESIDENTIAL





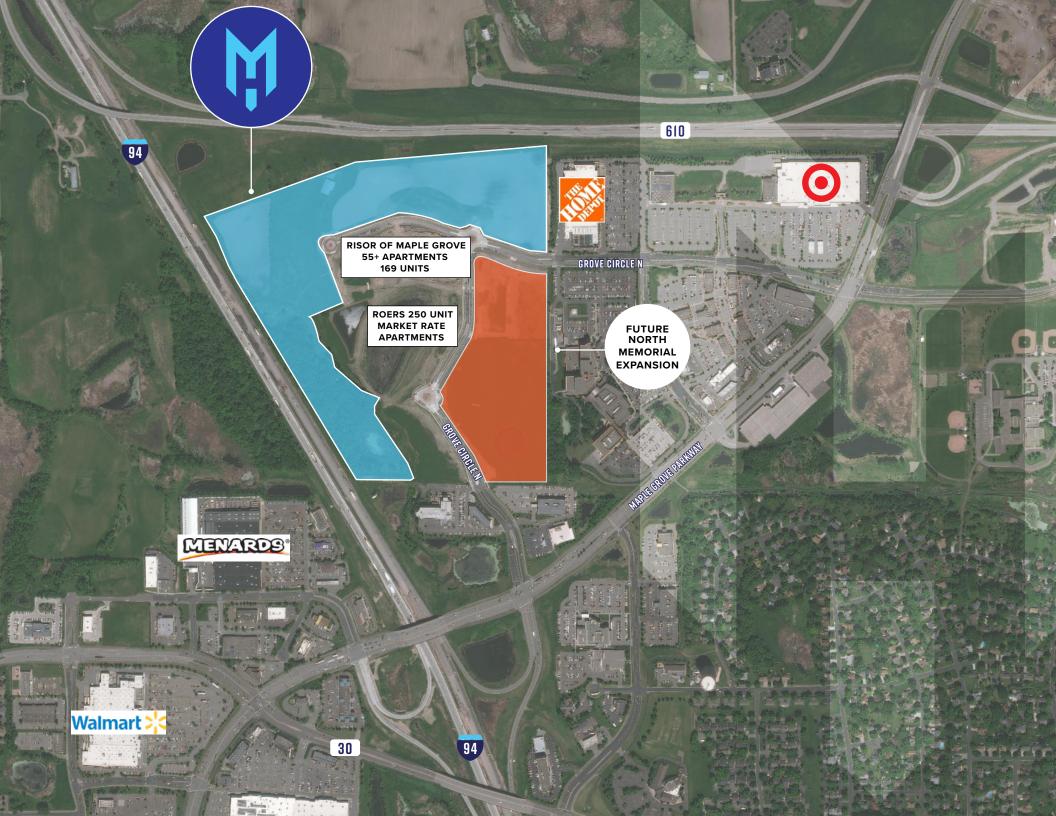


# PROPERTY DESCRIPTION

Minnesota Health Village is a 100-acre, mixed-use development in one of Minnesota's most sought after communities. Located at the high visibility intersection of I-94 and Hwy 610, the site is Minnesota's gateway to the Twin Cities and just a short commute to the urban core.

Anchored by Maple Grove Hospital, one of America's top performing hospitals, and The Grove Retail Village, Minnesota Health Village will serve as a destination for care providers; companies of all sizes; startups and collaborative partnerships; and anyone looking for the ideal place to live, work, play, heal and be well.

The mixed-use development will include a pedestrian friendly street-scape, abundant green space, and public recreational trails that tie into the broader regional network. The abundance of natural amenities will make this a very attractive and unique place for people to thrive.







79,207 VPD



Hwy 610 16,181 VPD



20,700 VPN

# PROPERTY FEATURES

An extension of The Grove of Maple Grove, this 47 acres offers frontage onto I-94 and Hwy 610. Proposed uses include office, medical office, high tech manufacturing, hotel, and high density residential.

### Area Businesses Include















### **Area Retailers**

















# Direct access

to I-94, Hwy 610, CR 81 via Maple Grove Parkway.

# PID

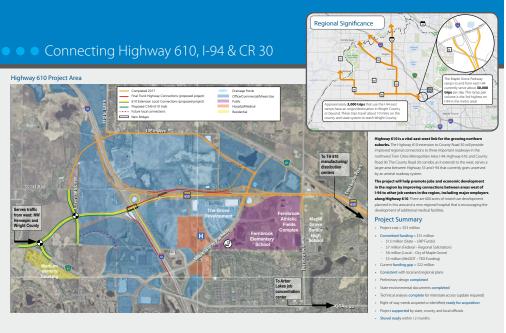
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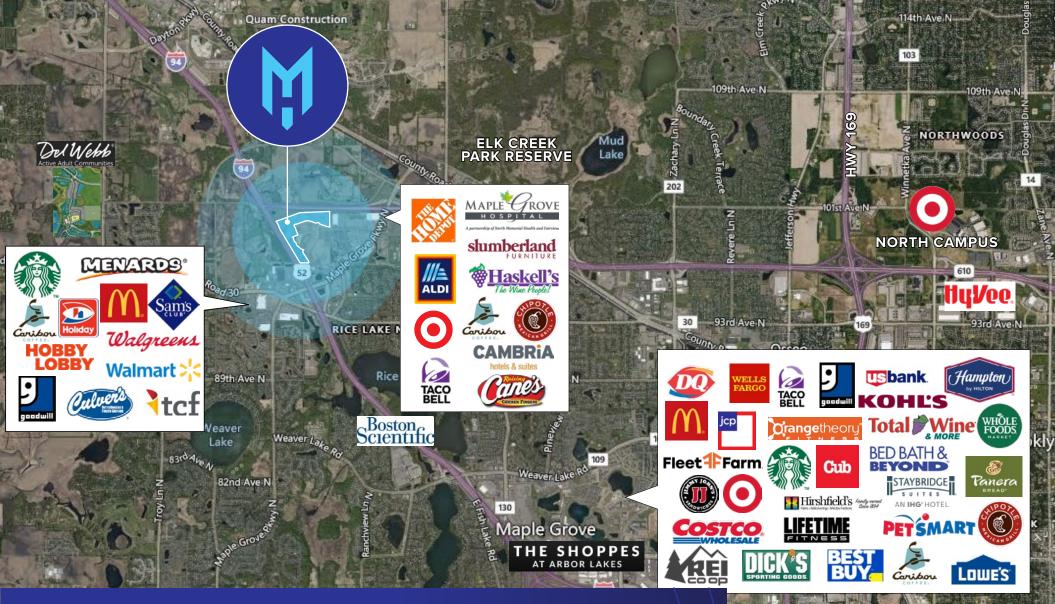
# Future Land Use

Mixed-Use

# CITY OF MAPLE GROVE HIGHWAY 610 CONNECTION PLANS







# **SURROUNDED BY AREA AMENITIES**

- Anchored by Maple Grove Hospital and surrounded by leading area healthcare facilities
- Adjacent to The Grove Retail Village and major retailers
- Close to the Maple Grove regional transit hub
- Close to Maple Grove Senior High and Fernbrook Elementary
- Abundant green space
- Walking trails connected to regional trail network

















& MORE WITHIN A 1.5 MILES RADIUS



# 95th Avenu **Gravel Mining Area Land Use** Highway Commercial Overlay Land Use Plan (non-GMA) Low Density Residential \* Neighborhood Commercial Node Low-Medium Density Residential Medium Density Residential Industrial Medium Density Residential /// Town Center Residential Public High Density Residential High Density Residential Groundwater Pond Commercial Regional Mixed Use (RMU) Stormwater Pond Industrial RMU: Non-retail Focus Park Mixed Use RMU-East Interstate Frontage Open Space Public/Semi-Public Park, Golf Course or Protected Open Space RMU-East Elm Creek Blvd Right-of-Way ROW Future Neighborhood Park ■ ■ Linear Park Wetland or Floodplain ■ I Regional Trail **Future Conservancy** Schools

# FUTURE LAND USE

# **MIXED USE**

Office buildings; high-density housing; major or ancillary retail centers; civic buildings; manufacturing, office-warehouse, and office-showroom. Vertical mixtures allowed and encouraged. Review as a planned-unit development.



# FAVORABLE DEMOGRAPHICS

Households By Income

The largest group: \$100,000 - \$149,999 (22.9%)

The smallest group: <\$15,000 (3.0%)

Indicator	Value	Difference	
<\$15 ,000	3.0%	-4.5%	
\$15,000 - \$24,999	3.1 %	-3.5%	
\$25,000 - \$34,999	3.9%	-3.0%	
\$35,000 - \$49,999	7.7 %	-3.3%	
\$50,000 - \$74,999	14. 2%	-2.2%	
\$75,000 - \$99,999	13. 1%	+0.5%	
\$100,000 - \$149,999	22.9%	+5.7%	
\$150,000 - \$199,999	15. 3%	+5.8%	
\$200,000+	16. 8%	+4.5%	

Bars show deviation from Hennepin County

## Race and Ethnicity

The largest group: White Alone (82.60)

The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference	
White Alone	82.60	+12. 51	
Black Alone	5.25	-8.66	
American Indian/Alaska Native Alone	0.26	-0.54	
Asian Alone	8.09	+0.18	
Pacific Islander Alone	0.04	-0.01	
Other Race	1.1 1	-2.45	
Two or More Races	2.63	-1.05	
Hispanic Origin (Any Race)	3.52	-3.61	

Bars show deviation from Hennepin County



Maple Grove is home to a highly educated and affluent population with favorable demographics for any business to locate.



Information represents samples within a five-mile radius of the site.

# DEMOGRAPHICS (5 MILES)



2022 Population Current Year Estimate

91,274



2022 Households Current Year Estimate

34,104



2022 Average Household Income

\$155,402



2022 Businesses

2,918



Bachelor's Degree or Higher

34,626



2022 Employees

43,852



Healthcare and General Contact:

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