

FOR
SALE

DOUGLAS COMMONS

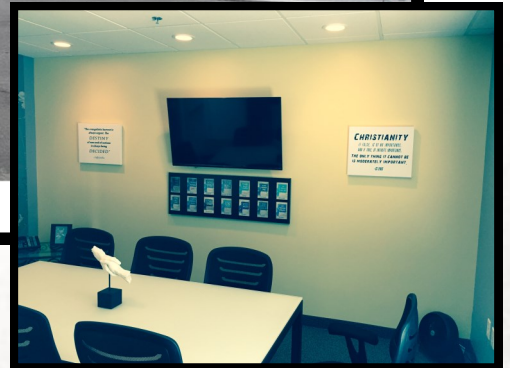
6250 - 6282 Douglas Court
Champlin, MN 55316



GREAT OWNER USER / INVESTMENT BLDG. IN CHAMPLIN



FOR SALE:
\$850,000



Presented By:



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Arrow Companies

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

FEATURES

- 9,133 SF Office Building on .82 acres - FOR SALE.
- Newer concrete block construction with attractive architectural features.
- Up to two suites available - (1) End cap with 1,415 SF - (1) Interior suite with 1,405 SF.

FACTS

- 2015 Property Taxes - \$23,127.74 (PID #3312021330089)
- Net income for existing tenants available upon request.
- Minutes away from 610 near Target Headquarters & other retail / restaurants.
- Built in 2008 - in growing Champlin community.

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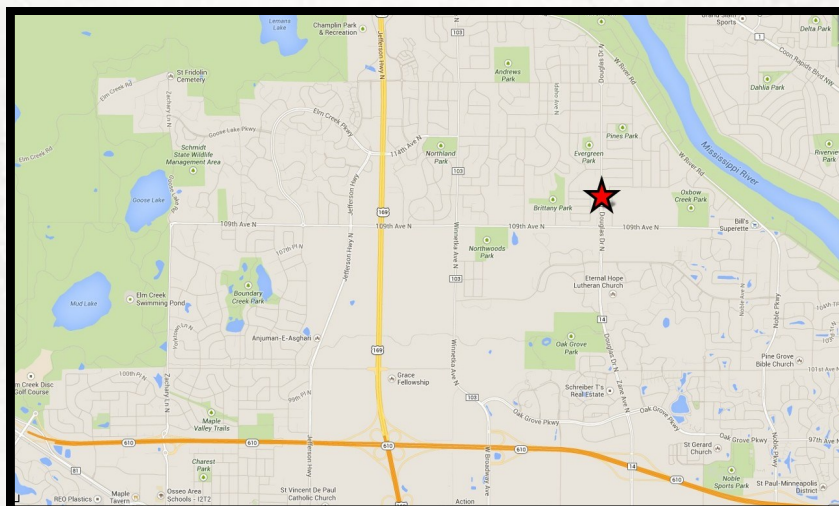
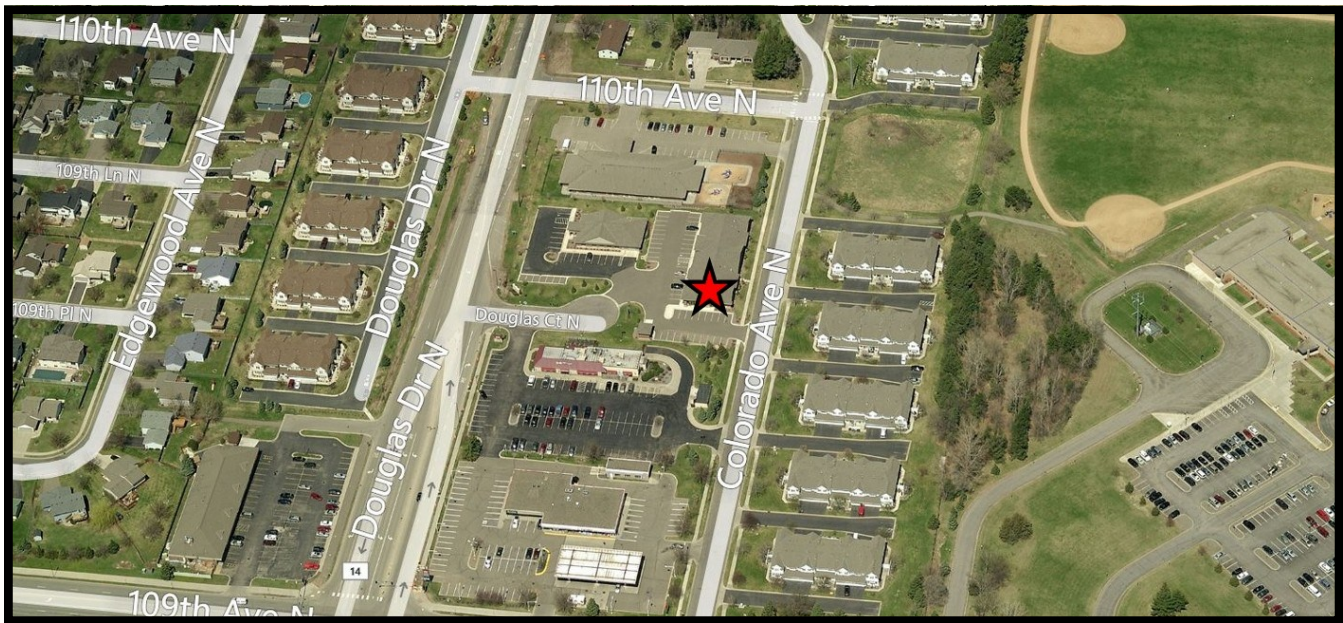
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AERIAL & MAP



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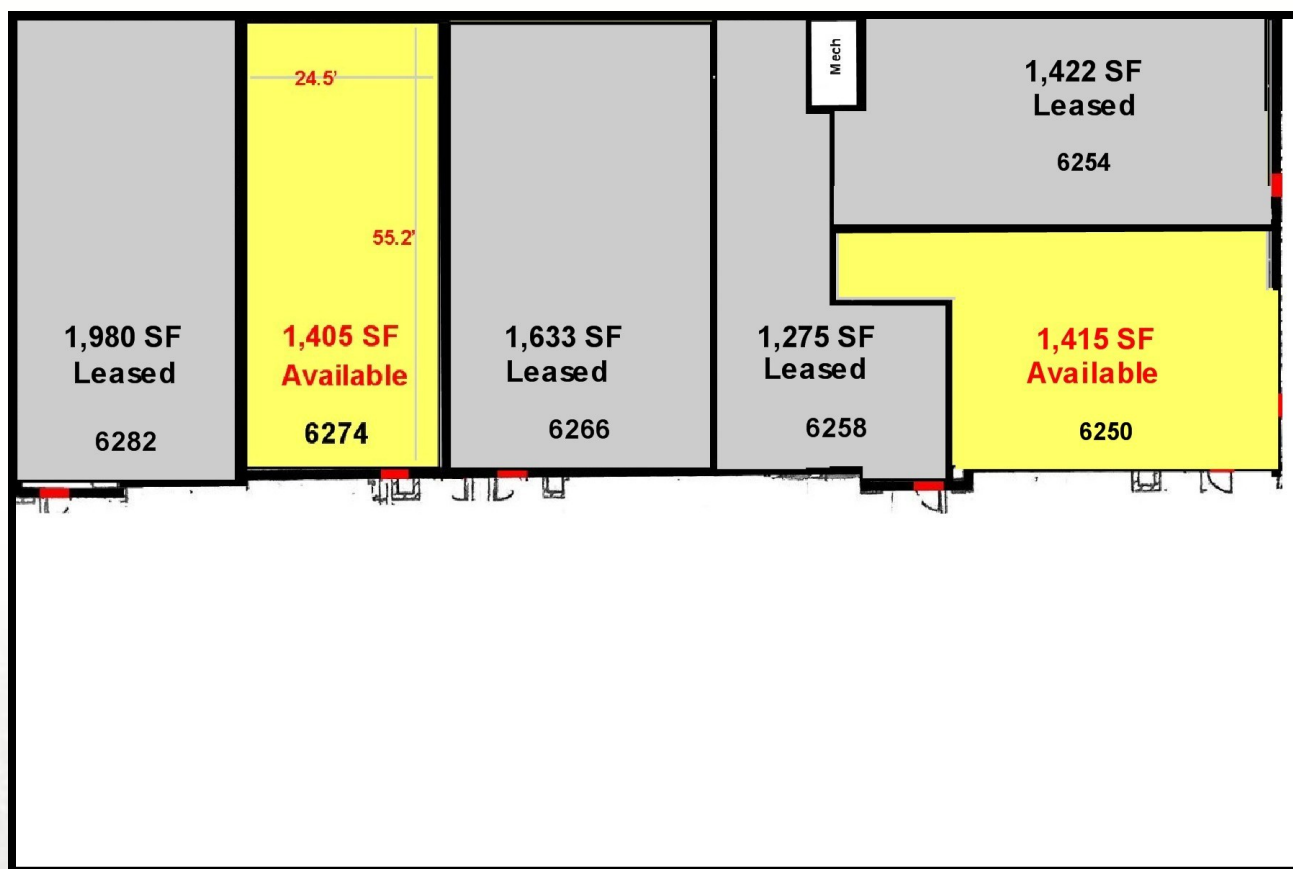
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FLOOR PLANS



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SITE PLAN



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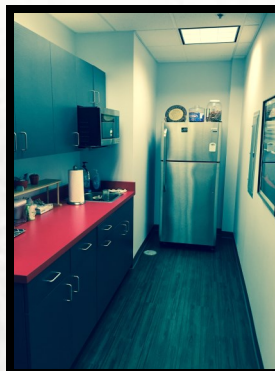
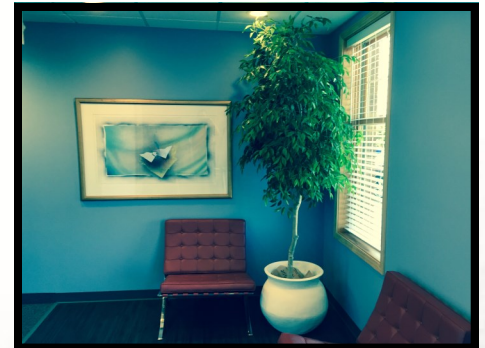
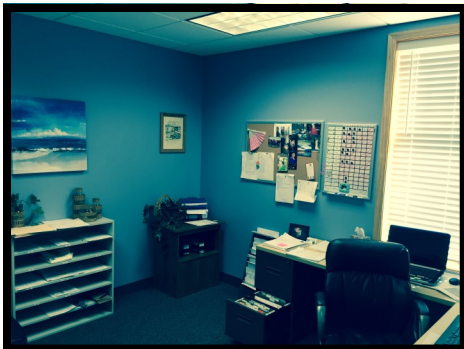
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PHOTO GALLERY



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DEMOGRAPHICS

Demographic Summary Report

Douglas Commons


6250-6282 Douglas Ct, Champlin, MN 55316

Building Type: General Retail


Secondary: Freestanding

GLA: 9,133 SF

Year Built: 2008



Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	9,729	76,498	201,023
2012 Estimate	9,204	74,144	195,191
2010 Census	8,975	73,226	192,796
Growth 2012 - 2017	5.70%	3.20%	3.00%
Growth 2010 - 2012	2.60%	1.30%	1.20%
2012 Population by Hispanic Origin	202	2,032	7,707
2012 Population By Race	9,204	74,144	195,191
White	7,640 83.01%	59,829 80.69%	148,117 75.88%
Black or African American	686 7.45%	5,469 7.38%	21,422 10.97%
American Indian and Alaska Native	34 0.37%	399 0.54%	1,135 0.58%
Asian	564 6.13%	5,537 7.47%	14,983 7.68%
Native Hawaiian and Pacific Islander	4 0.04%	24 0.03%	71 0.04%
Other Race	48 0.52%	766 1.03%	3,247 1.66%
Two or More Races	228 2.48%	2,119 2.86%	6,215 3.18%
Households			
2017 Projection	3,209	27,804	74,493
2012 Estimate	3,028	26,807	71,965
2010 Census	2,952	26,501	71,214
Growth 2012 - 2017	6.00%	3.70%	3.50%
Growth 2010 - 2012	2.60%	1.20%	1.10%
Owner Occupied	2,783 91.91%	21,116 78.77%	54,020 75.06%
Renter Occupied	245 8.09%	5,691 21.23%	17,944 24.93%
2012 Households by HH Income	3,029	26,806	71,964
Income Less Than \$15,000	93 3.07%	1,547 5.77%	4,871 6.77%
Income: \$15,000 - \$24,999	85 2.81%	1,387 5.17%	4,442 6.17%
Income: \$25,000 - \$34,999	126 4.16%	2,022 7.54%	6,172 8.58%
Income: \$35,000 - \$49,999	285 9.41%	3,272 12.21%	10,110 14.05%
Income: \$50,000 - \$74,999	921 30.41%	6,446 24.05%	16,864 23.43%
Income: \$75,000 - \$99,999	798 26.35%	5,426 20.24%	12,820 17.81%
Income: \$100,000 - \$149,999	533 17.60%	4,741 17.69%	12,271 17.05%
Income: \$150,000 - \$199,999	91 3.00%	1,237 4.61%	2,982 4.14%
Income: \$200,000+	97 3.20%	728 2.72%	1,432 1.99%
2012 Avg Household Income	\$84,778	\$79,856	\$74,959
2012 Med Household Income	\$75,086	\$68,217	\$62,771
2012 Per Capita Income	\$28,906	\$29,141	\$27,785



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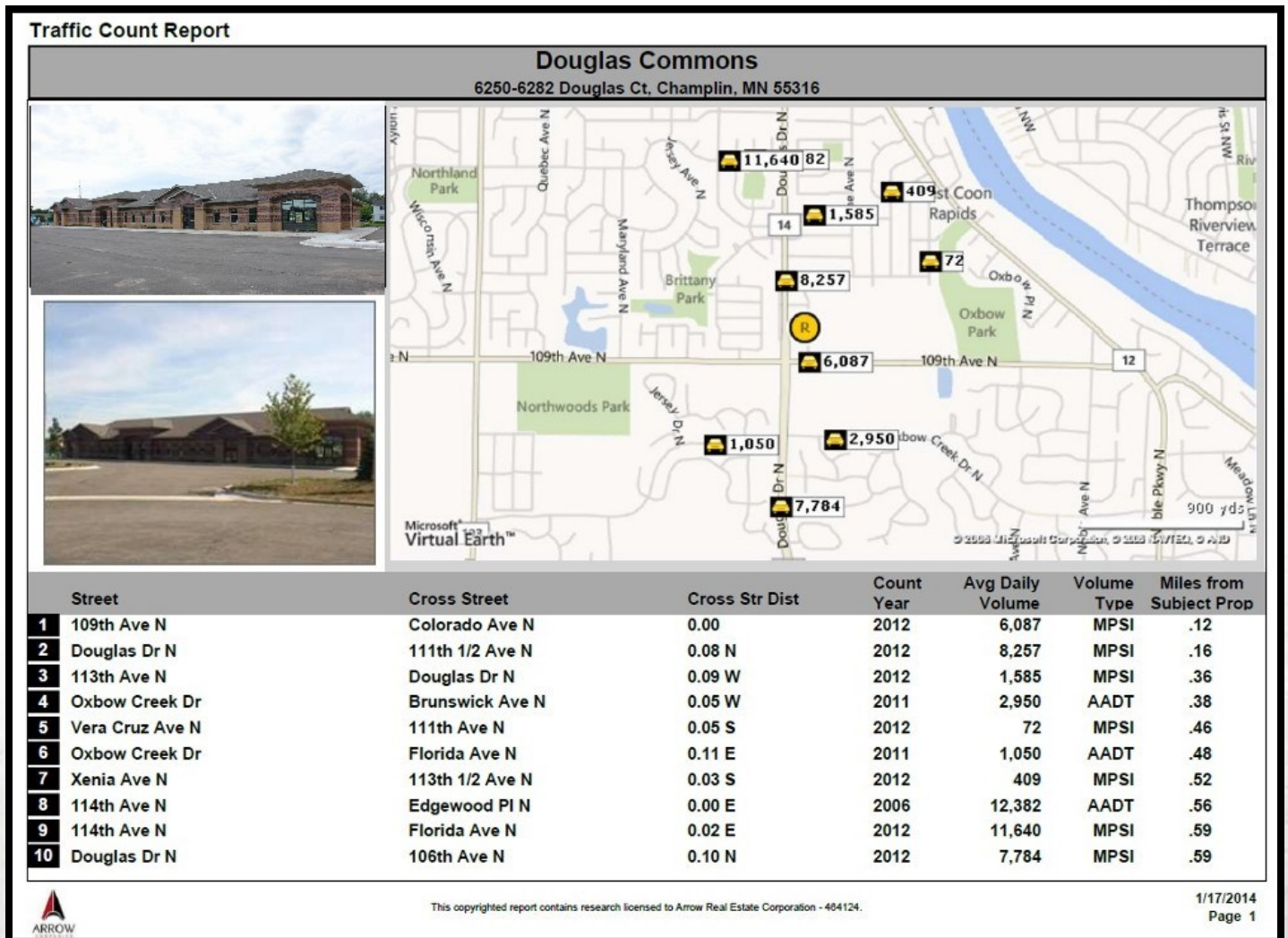
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TRAFFIC SUMMARY



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