



## MULTI-TENANT RETAIL STRIP CENTER

10000-10026 County Road 81

Maple Grove, MN 55369

**FOR SALE**  
**8,977 SF RETAIL BUILDING**



### FEATURES:

- 8,977 SF Multi-Tenant Strip Center "FOR SALE" in Maple Grove, MN.
- Long term tenants in place with strong rental income!
- Fully Leased!
- Masonry construction - Built in 1992.
- Excellent visibility on County Road 81 with high traffic counts.

**Sale Price**  
**\$995,000**



### FACTS:

- ▲ **PID - 13-119-22-13-0012 (Hennepin)**
- ▲ **Property Taxes (2021) - \$23,661.02**
- 1.11 Acres (30 surface parking stalls)**
- Tenants include - Subway, Aquaventure, Silent Explorers, & BMagical Health & Wellness.**
- (Rent Roll Available upon request).**

Overview . . . . .	1
Maps . . . . .	2
Aerial . . . . .	3
Site Plan . . . . .	4
Additional Info . . . . .	5
Inside Gallery . . . . .	6
Outside Gallery . . . . .	7



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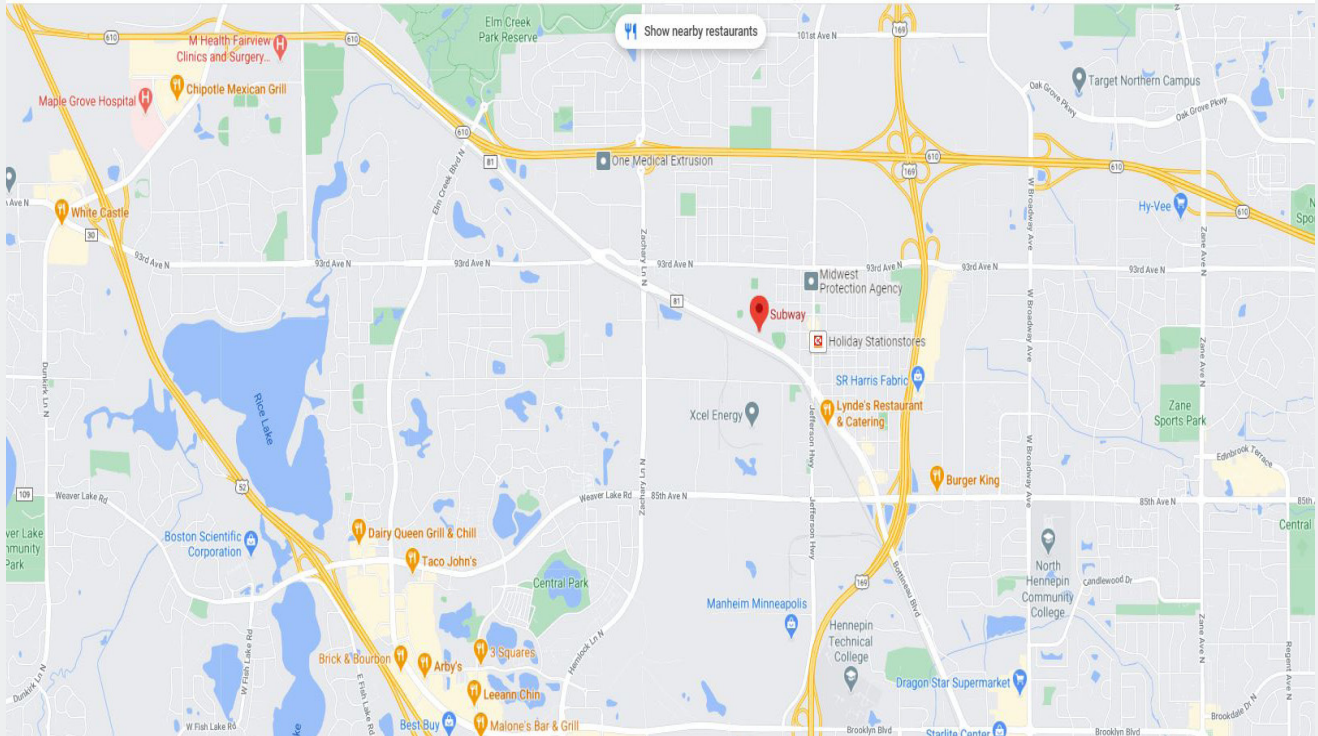
### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

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

[www.arrowcos.com](http://www.arrowcos.com)





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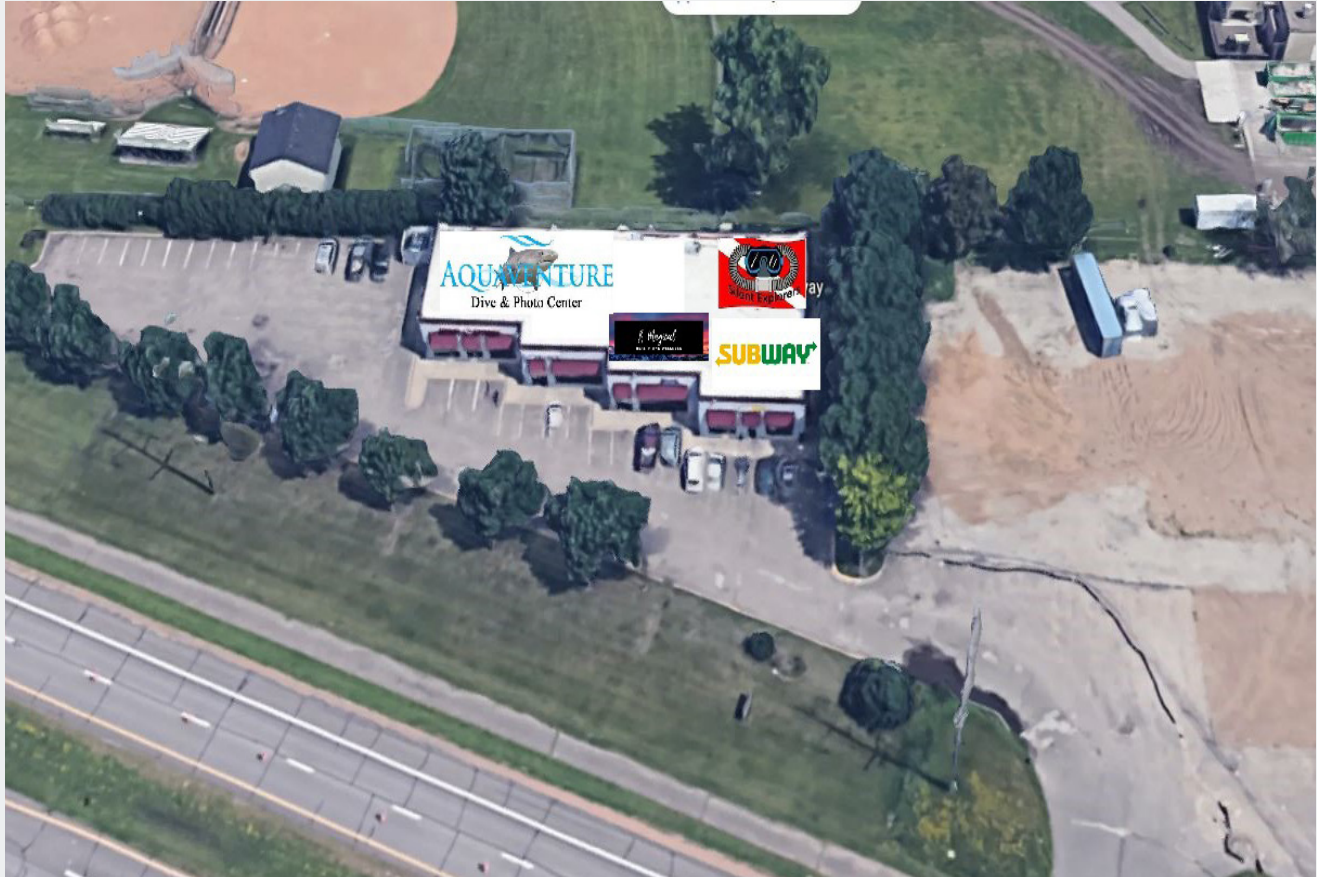
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**AERIAL**

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### Arrow Companies

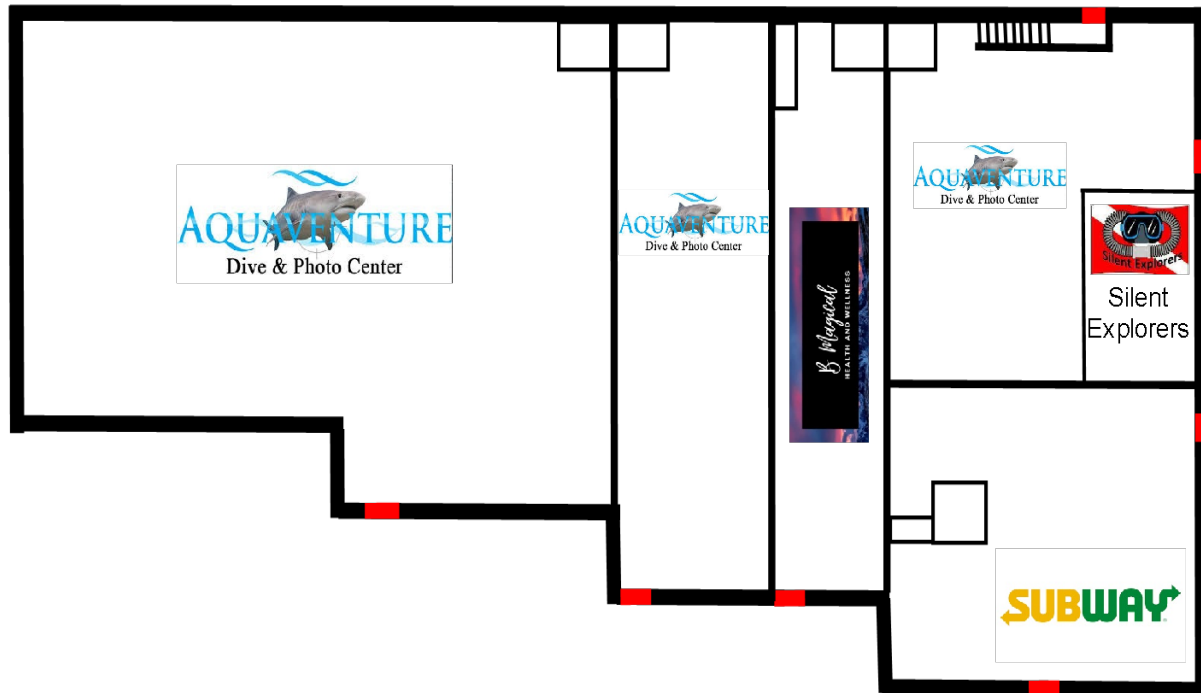
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**SITE PLAN**

**FOR SALE**  
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### ADDITIONAL INFO

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#### POPULATION:

2010 Census (5 miles) - 170,673  
2020 Estimated - 190,580  
2025 Projection - 198,743

#### HOUSEHOLD INCOME:

2020 Avg. Household Income - \$103,964  
2020 Median Household Income - \$83,376

#### TRAFFIC:

County Road 81 - 16,656 VPD

#### CITY INFO:

Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 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.

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Subway Dining Area



Silent Explorers Classroom



New Tenant - BMagical Health & Wellness



Aquaventure Store



Dressing Rooms



Scuba Pool

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**OUTSIDE GALLERY**

**FOR SALE**  
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Front of Building



East Side of Building



West Side of Building



Back of Building

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