

**FOR SALE**  
**9,015 SF AVAILABLE**



**FEATURES:**

- Retail Condominium in the heart of Maple Grove available "For Sale."
- Premium location on the prominent corner of Weaver Lake Road & I-94.
- Unique architectural design featuring LED alluminium crown cornice.
- Building facade signage acts as a billboard to Interstate 94!
- Precast floor with basement underneath.
- Open showroom ideal for numerous retail users!

**List Price:**  
**NEGOTIABLE**

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**Steve Fischer**  
612.619.9991  
sfischer@arrowcos.com



  
**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com

**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)



PROPERTY FACTS

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**BUILDING SIZE (MAIN)**  
Main Level - 5,181 SF  
Mech Room - 47 sf  
Shared Restroom - 118 SF  
**Total Square Feet - 5,346 SF**

Lower Level - 3,294 SF  
Common Hall - 375 SF  
**Total Square Feet - 3,669 SF**

**YEAR BUILT** 2010

**2024 ASSOCIATION / DUES** Lifestyle Commons Condominium Association (\$1,426 / per month)

**PID #** 22-119-22-23-0030 (Hennepin County)

**2024 PROPERTY TAXES** \$42,807.44

**LOT SIZE** 2.1 Acres (CIC Plat)

**CONSTRUCTION** Masonry / Steel

**ROOF TYPE** EDPM Ballasted

**CLEAR HEIGHT** Main Level (14' - 0") / Basement (11' - 3")

**FIRE PROTECTION** Fully Sprinklered (NFPA - 13)

**ELECTRICAL** 300 amp, 208 volt, 3-phase panel

**HVAC** Two (2) 7.5-ton RTU's

Contact

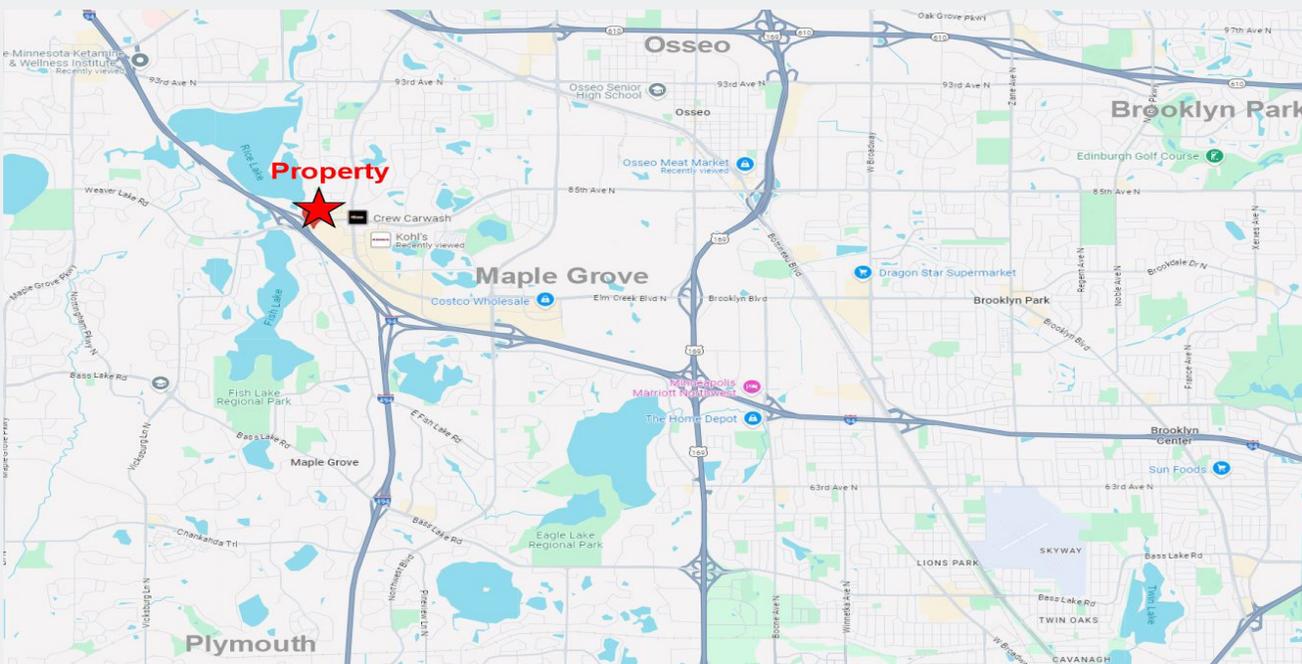
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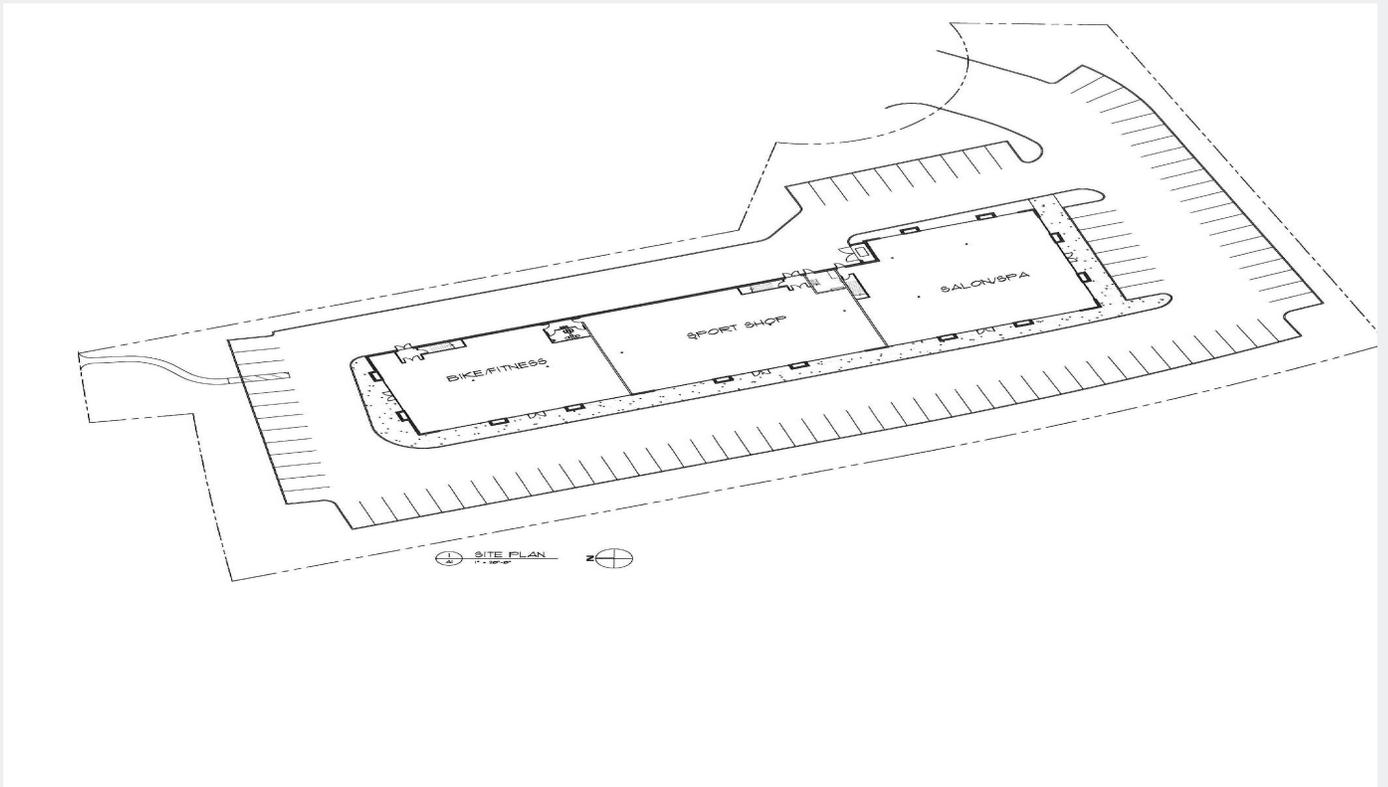
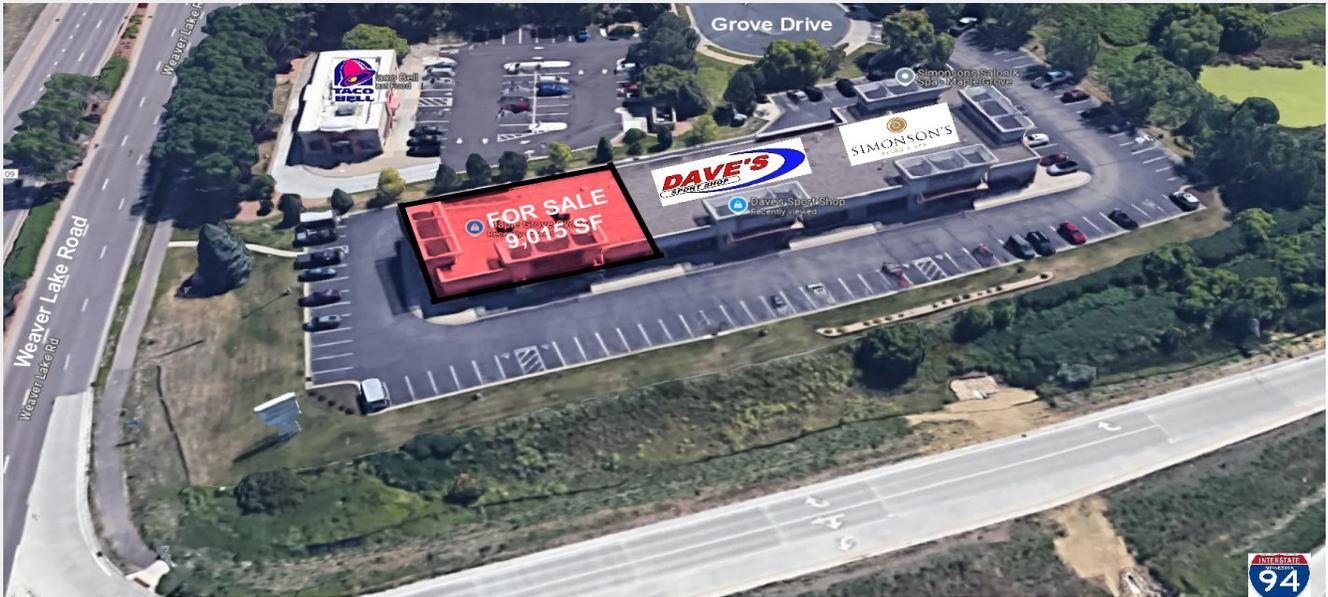
**AERIAL & MAP**

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**SITE PLAN**

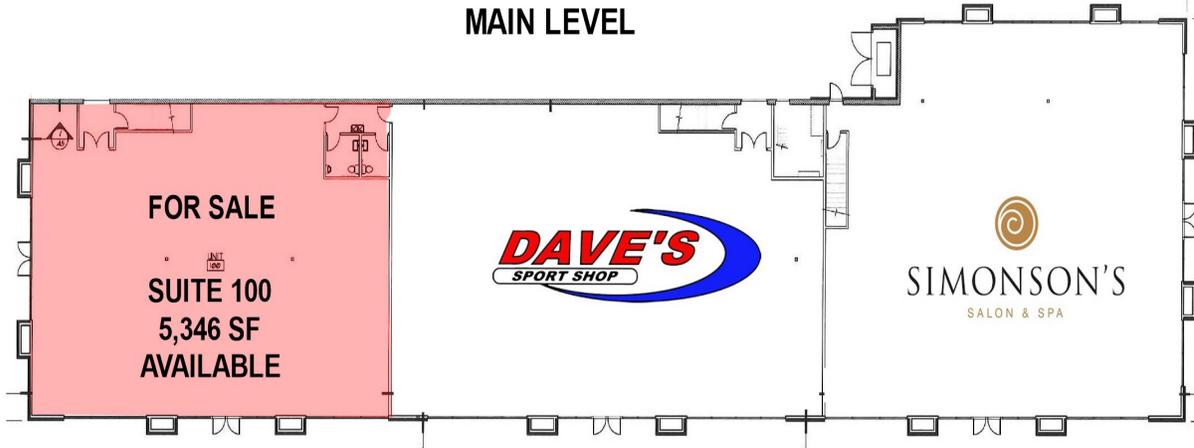
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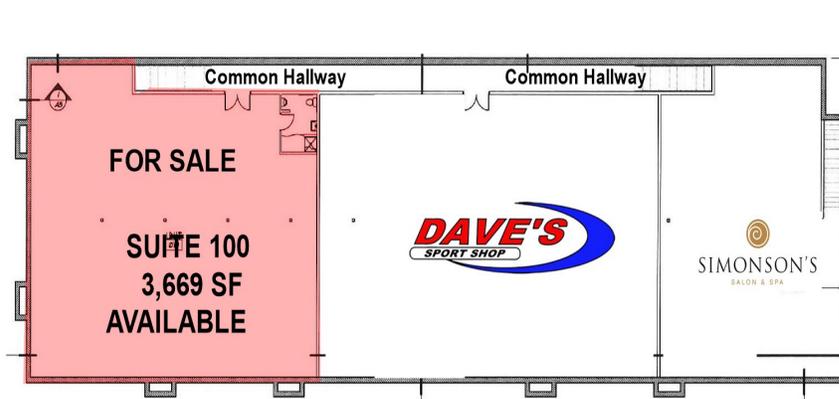
**SITE PLAN**

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**MAIN LEVEL**

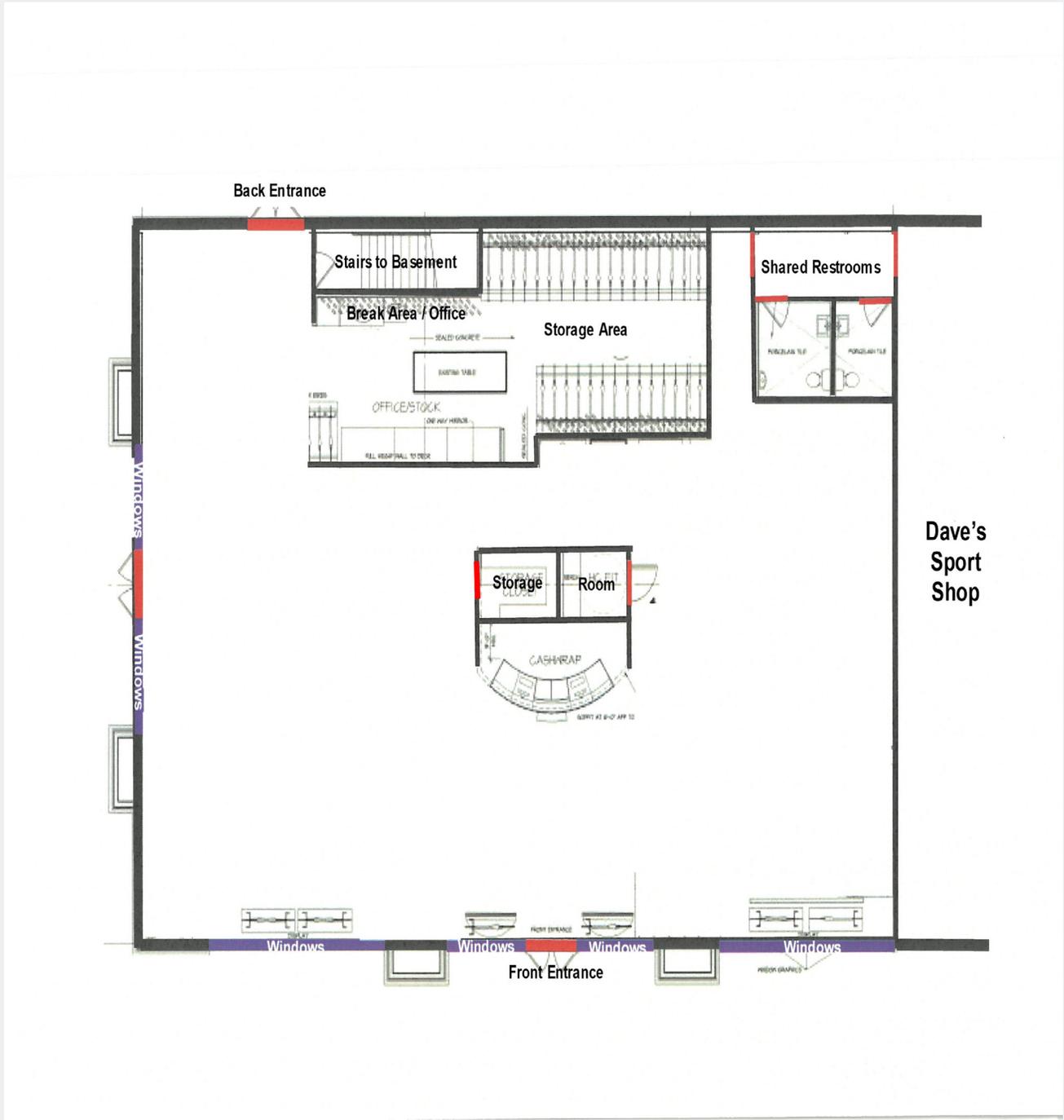


**LOWER LEVEL**



**FLOOR PLAN**

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**PHOTO GALLERY**

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**CITY INFORMATION**

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**CITY OF MAPLE GROVE**

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.

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 health-care, 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 play-grounds, 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.

**DEMOGRAPHICS  
(5 Mile Radius)**

- 2024 Avg. Household Income - \$136,942
- 2029 Projected Population - 142,025
- 2024 Estimate Population - 144,194
- 2024 Census Population - 147,194

**TRAFFIC COUNTS**

- Weaver Lake Road - 38,088 VPD
- Interstate 94 - 120,000 VPD