

**FOR  
SALE**

## OFFICE / SHOWROOM

235 County Road 81  
Osseo, MN 55369



**GREAT LOCATION OFF COUNTRY ROAD 81 IN OSSEO!**



**FOR SALE:**  
**\$885,000**



**Chad Weeks**

(612) 619-9911

[cweeks@arrowcos.com](mailto:cweeks@arrowcos.com)



**Jeff Penfield**

(612) 325-2067

[jpenfield@arrowcos.com](mailto:jpenfield@arrowcos.com)



Office (763) 424-6355

Fax: (763) 424-7980



### Arrow Companies

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

## FEATURES

- 10,000 SF Office / Showroom with 1,500 sf Office / Storage in Mezzanine.
- 2 Drive in doors - 10' x 16' & 8' x 10'
- Property is currently zoned- HIGHWAY COMMERCIAL DISTRICT, C-2.
- Newer pre-cast building which would fit multiple uses.

## FACTS

- 2014 Property Taxes - \$38,847.37
- 24,000 Vehicles Per Day - Built in 1998

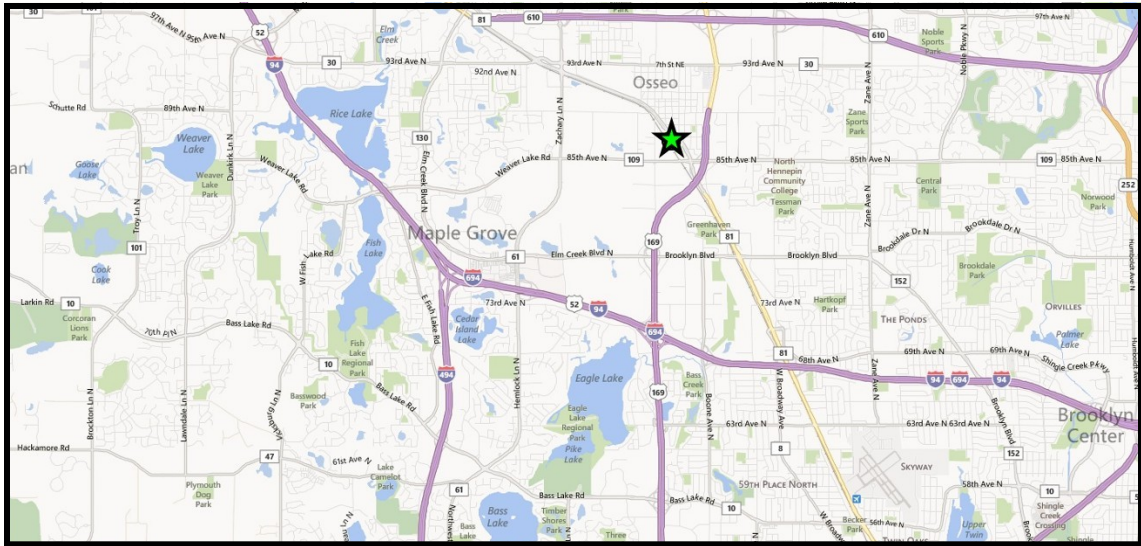
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**AERIAL & MAP**



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**BUILDING FACTS:**

Building Size:	10,000 SF
Year Built:	1998
Lot Size:	0.57 Acres
PID #:	18-119-21-33-0025
Zoning:	Highway Commercial
Drive-Ins:	(1) 10' x 16', (1) 8' x 10'
Clear Height:	20'
Parking:	20 parking stalls
2014 Real Estate Taxes:	\$38,847.37

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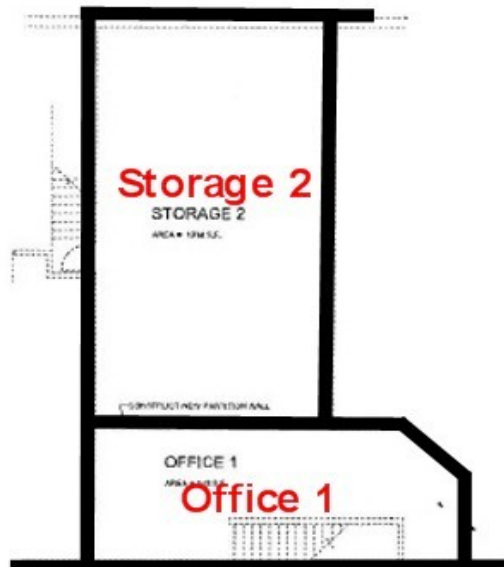
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### FLOOR PLANS



**Main Level Floor Plan**



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'



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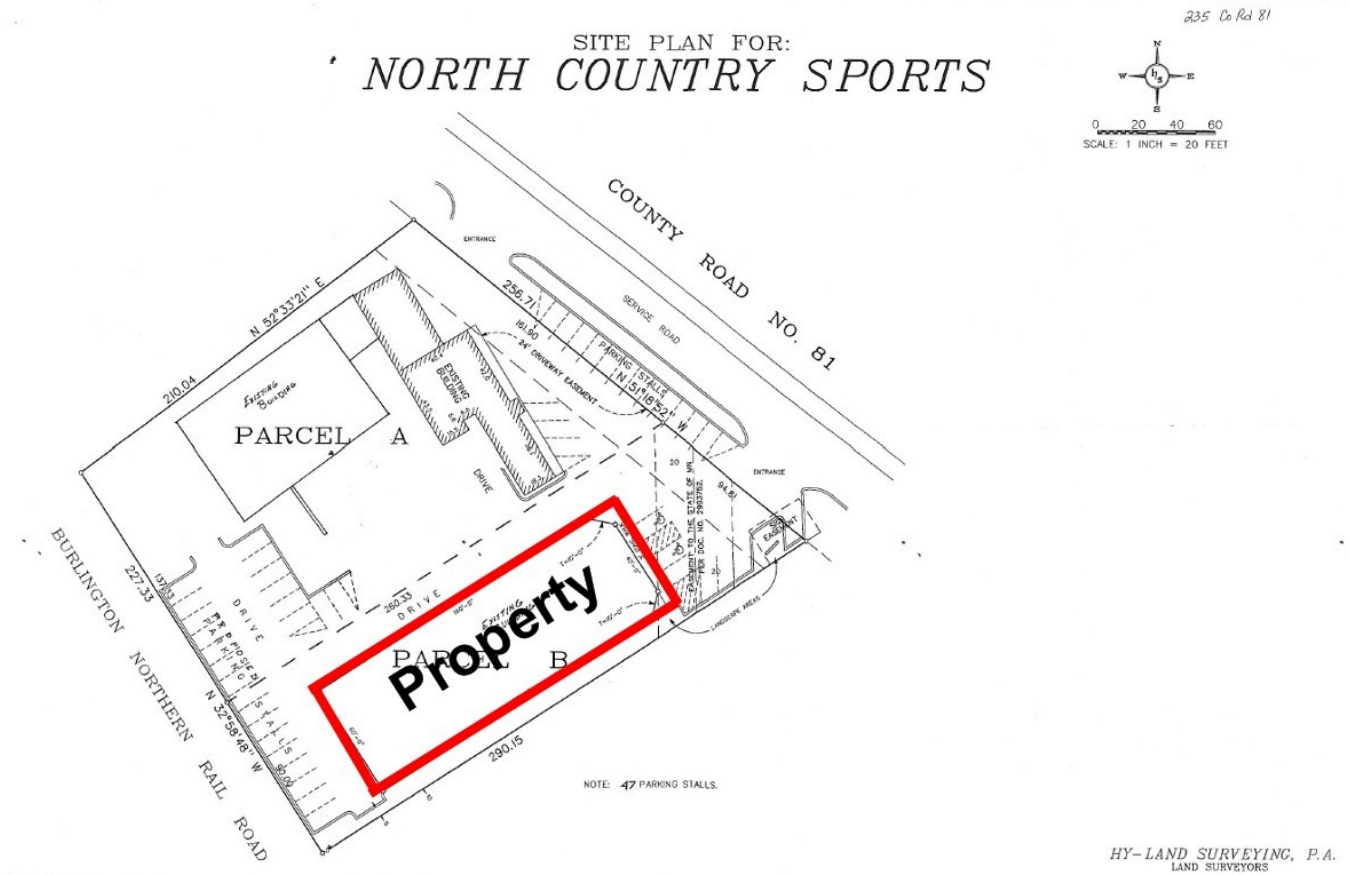
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### SITE PLAN



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## PHOTO GALLERY



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## DEMOGRAPHICS

# Demographic Summary Report

235 County Rd 81, Osseo, MN 55369

Building Type: General Retail  
 Secondary: Freestanding  
 GLA: 10,000 SF  
 Year Built: 1998

Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Yr: -

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Projection	4,483	65,214	193,962
2012 Estimate	4,186	62,506	186,178
2010 Census	4,040	61,388	183,169
Growth 2012 - 2017	7.10%	4.30%	4.20%
Growth 2010 - 2012	3.60%	1.80%	1.60%
2012 Population by Hispanic Origin	150	3,296	9,628
2012 Population By Race	4,186	62,506	186,178
White	3,238 77.35%	40,525 64.83%	128,846 69.21%
Black or African American	425 10.15%	11,129 17.80%	27,396 14.71%
American Indian and Alaska Native	19 0.45%	289 0.46%	824 0.44%
Asian	308 7.36%	6,723 10.76%	18,263 9.81%
Native Hawaiian and Pacific Islander	6 0.14%	51 0.08%	96 0.05%
Other Race	74 1.77%	1,719 2.75%	4,694 2.52%
Two or More Races	117 2.80%	2,071 3.31%	6,060 3.25%
<b>Households</b>			
2017 Projection	2,015	24,668	71,354
2012 Estimate	1,864	23,567	68,312
2010 Census	1,793	23,145	67,242
Growth 2012 - 2017	8.10%	4.70%	4.50%
Growth 2010 - 2012	4.00%	1.80%	1.60%
Owner Occupied	1,164 62.45%	16,791 71.25%	50,767 74.32%
Renter Occupied	701 37.61%	6,775 28.75%	17,546 25.69%
2012 Households by HH Income	1,865	23,566	68,311
Income: Less Than \$15,000	145 7.77%	1,521 6.45%	4,416 6.46%
Income: \$15,000 - \$24,999	205 10.99%	1,550 6.58%	4,231 6.19%
Income: \$25,000 - \$34,999	174 9.33%	1,841 7.81%	5,074 7.43%
Income: \$35,000 - \$49,999	332 17.80%	3,387 14.37%	9,160 13.41%
Income: \$50,000 - \$74,999	363 19.46%	5,445 23.11%	14,975 21.92%
Income: \$75,000 - \$99,999	246 13.19%	4,020 17.06%	11,562 16.93%
Income: \$100,000 - \$149,999	238 12.76%	3,991 16.94%	12,647 18.51%
Income: \$150,000 - \$199,999	120 6.43%	1,242 5.27%	3,771 5.52%
Income: \$200,000+	42 2.25%	569 2.41%	2,475 3.62%
2012 Avg Household Income	\$70,768	\$77,135	\$81,659
2012 Med Household Income	\$53,716	\$63,443	\$66,768
2012 Per Capita Income	\$30,176	\$29,027	\$30,130

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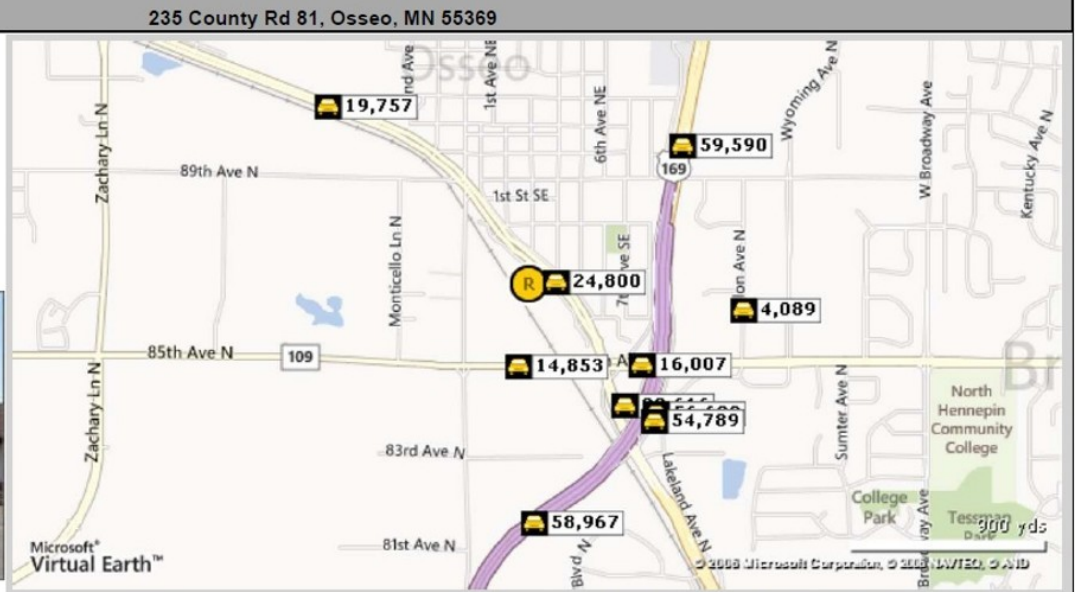
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## TRAFFIC SUMMARY

### Traffic Count Report

Building Type: **General Retail**  
Secondary: **Freestanding**  
GLA: **10,000 SF**  
Year Built: **1998**  
Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 County Road 152		0.00	2011	24,800	MPSI	.08
2 85th Ave N	Jefferson Ln N	0.03 W	2011	14,853	MPSI	.22
3 85th Ave N	US Hwy 169	0.05 E	2011	16,007	MPSI	.37
4 County Road 81		0.00	2011	23,616	MPSI	.42
5 United States Highway 169		0.00	2011	56,608	MPSI	.49
6 United States Highway 169		0.00	2011	54,789	MPSI	.50
7 United States Highway 169		0.00	2011	59,590	MPSI	.56
8 Xylon Ave N	Xylon Ct	0.05 N	2011	4,089	MPSI	.58
9 United States Highway 169		0.00	2011	58,967	MPSI	.64
10 County Road 81		0.00	2011	19,757	MPSI	.71



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