

LOTS FOR SALE

**Rolling Green Business Center
Medina, MN**



FEATURES

Located North of the intersection of Highway 55 & County Rd 116
Lots & Pads available • Self governed association

LOT PRICES:
Walkouts \$60,000
One-Level \$40,000
Interior \$40,000

Steve Fischer • Chad Weeks • Jeff Penfield

Arrow Real Estate Corporation
7365 Kirkwood Court N. #335
Maple Grove, MN 55369

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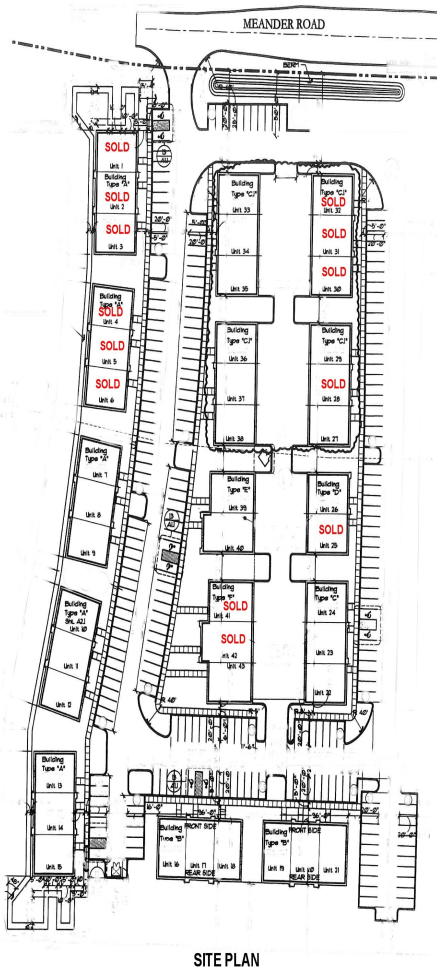
Gallery



Rolling Green Business Center



11225 90th Avenue No. Ste 203
Maple Grove, MN 55369
763.424.6355 Office
763.424.7980 Fax



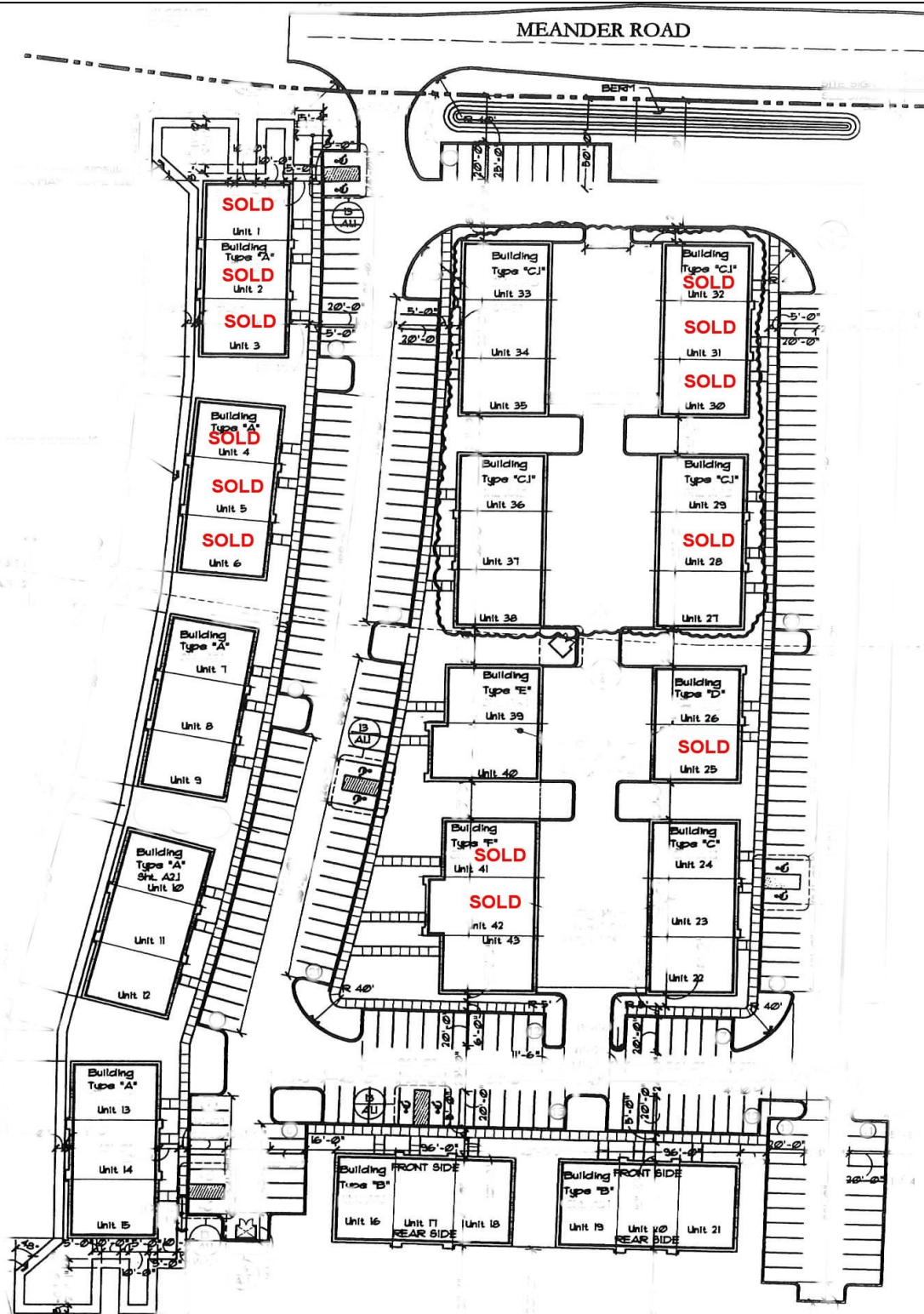
Building #	Unit #	End/Middle	Square	Style of		Status
		Unit	Footage	Unit	Price	
1	1	End	3,072	Walkout		SOLD!
1	2	Middle	4,032	Walkout		SOLD!
1	3	End	3,072	Walkout		SOLD!
2	4	End	3,072	Walkout		SOLD!
2	5	Middle	4,032	Walkout		SOLD!
2	6	End	3,072	Walkout		SOLD!
3	7	End	3,072	Walkout	\$184,320	
3	8	Middle	4,032	Walkout	\$221,760	
3	9	End	3,072	Walkout	\$184,320	
4	10	End	3,072	Walkout Lot	\$60,000	
4	11	Middle	4,032	Walkout Lot	\$60,000	
4	12	End	3,072	Walkout Lot	\$60,000	
5	13	End	3,072	Walkout Lot	\$60,000	
5	14	Middle	4,032	Walkout Lot	\$60,000	
5	15	End	3,072	Walkout Lot	\$60,000	
6	16	End	1,536	1-Level Lot	\$40,000	
6	17	Middle	2,496	1-Level Lot	\$40,000	
6	18	End	1,536	1-Level Lot	\$40,000	
7	19	End	1,536	1-Level Lot	\$40,000	
7	20	Middle	2,496	1-Level Lot	\$40,000	
7	21	End	1,536	1-Level Lot	\$40,000	
8	22	End	1,536	Interior Lot	\$40,000	
8	23	Middle	2,008	Interior Lot	\$40,000	
8	24	End	1,536	Interior Lot	\$40,000	
9	25	End	2,065	Slab on Grade		SOLD!
9	26	End	1,536	Slab on Grade	\$107,520	
14	27	End	1,664	Slab on Grade	\$107,520	
14	28	End	2,690	Slab on Grade		SOLD!
15	29	End	1,664	Slab on Grade	\$116,480	
15	30	Middle	2,690	Slab on Grade		SOLD!
15	31	End	1,664	Slab on Grade		SOLD!
13	32	End	1,536	Slab on Grade		SOLD!
13	33	Middle	2,496	Interior Lot	\$40,000	
13	34	End	1,536	Interior Lot	\$40,000	
12	35	End	1,536	Interior Lot	\$40,000	
12	36	Middle	2,496	Interior Lot	\$40,000	
12	37	End	1,536	Interior Lot	\$40,000	
10	38	End	1,536	Interior Lot	\$40,000	
10	39	Middle	2,496	Interior Lot		SOLD!
10	40	End	1,536	Interior Lot	\$40,000	
11	41	End	1,536	Slab		SOLD!
11	42	Middle	2,496	Slab		SOLD!
11	43	End	1,536	Slab	\$116,480	

Customized Offices!

Aerial View

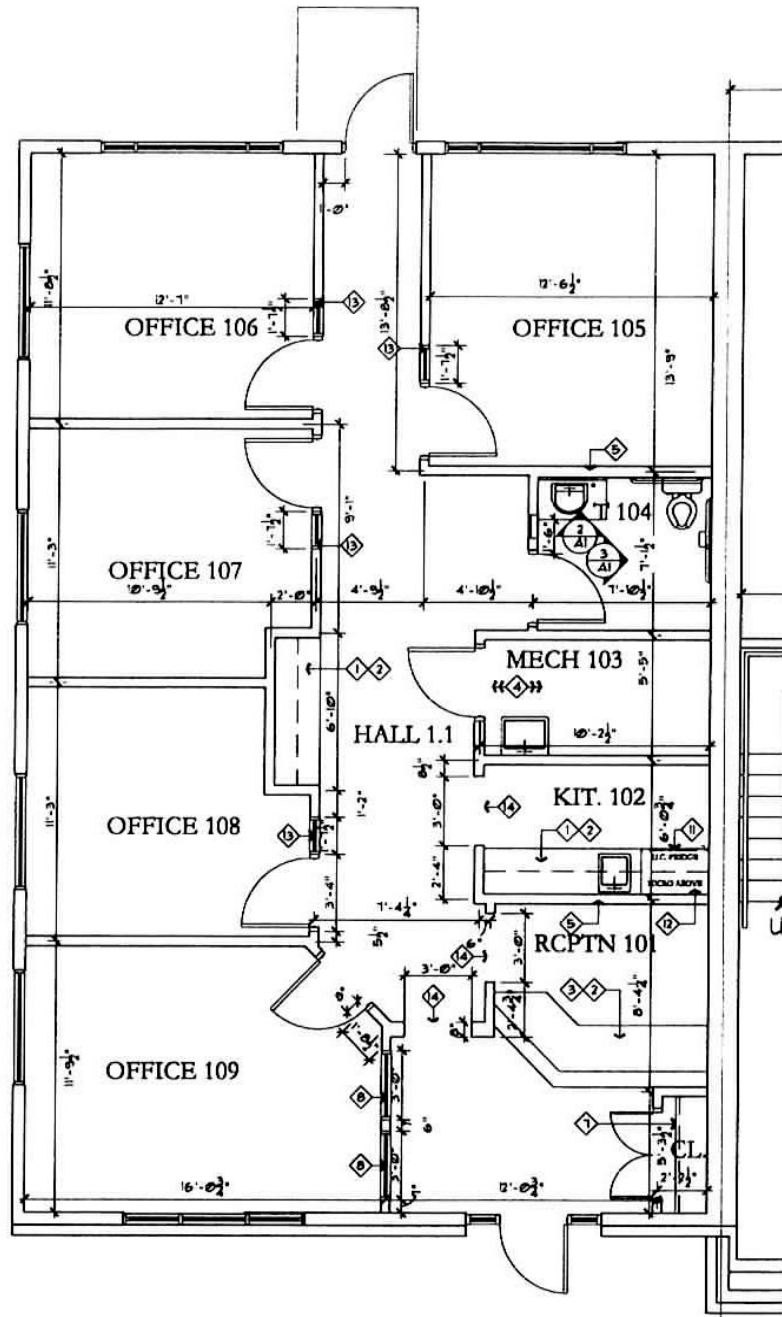


SITE PLAN



SITE PLAN

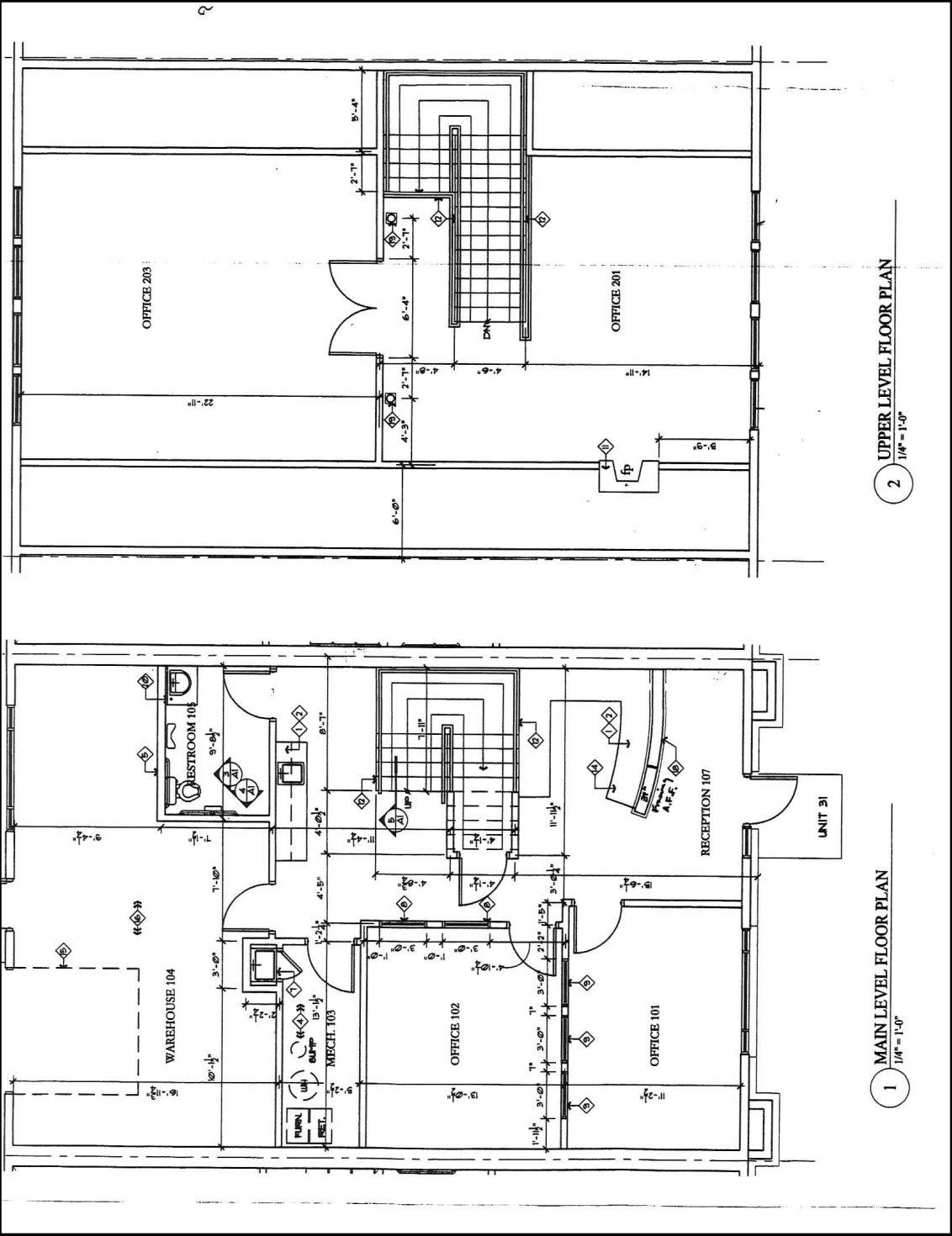
Conceptual Floor Plan



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

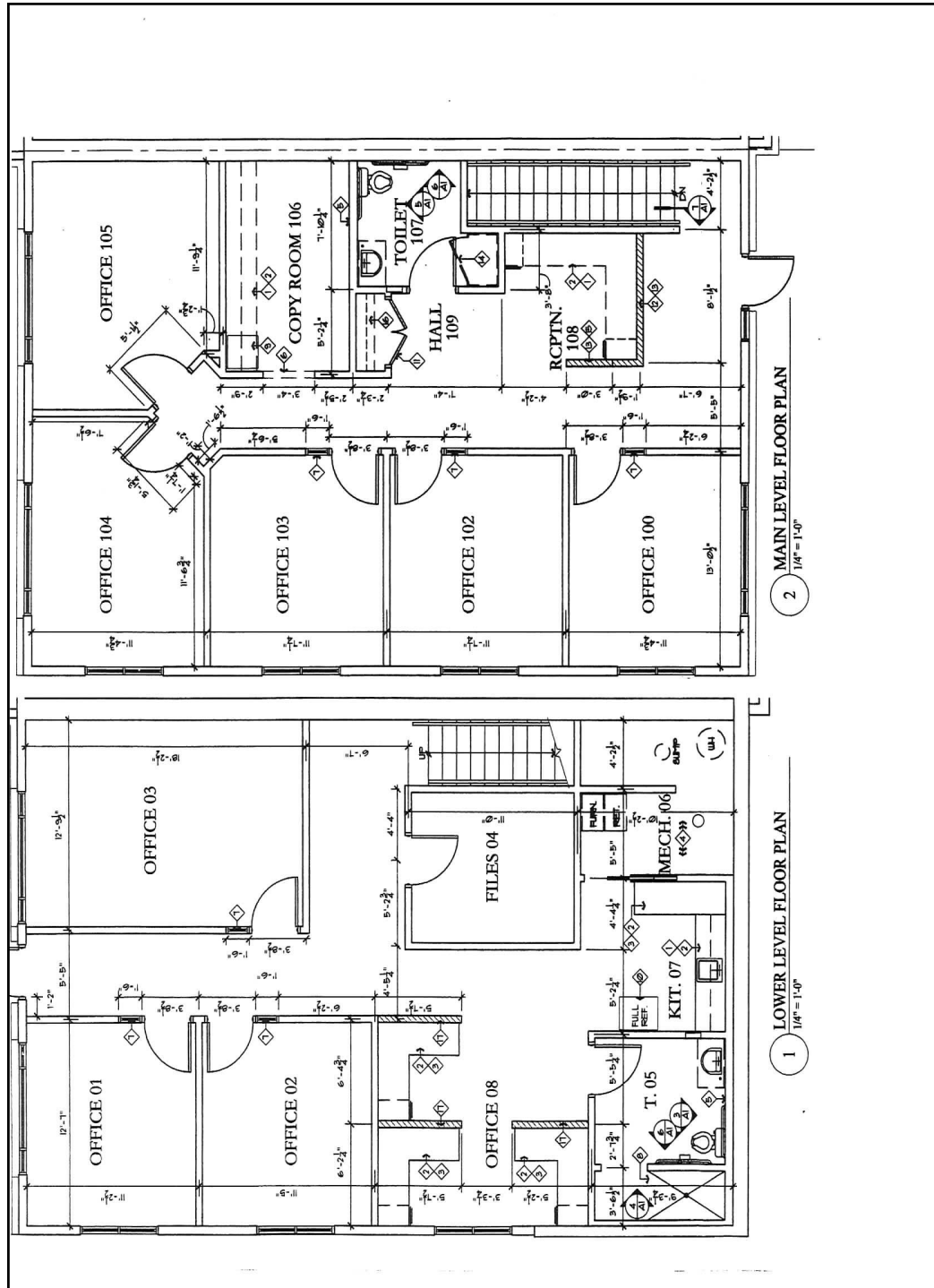
Single Level End Cap- 1,536 Square Feet

Conceptual Floor Plan



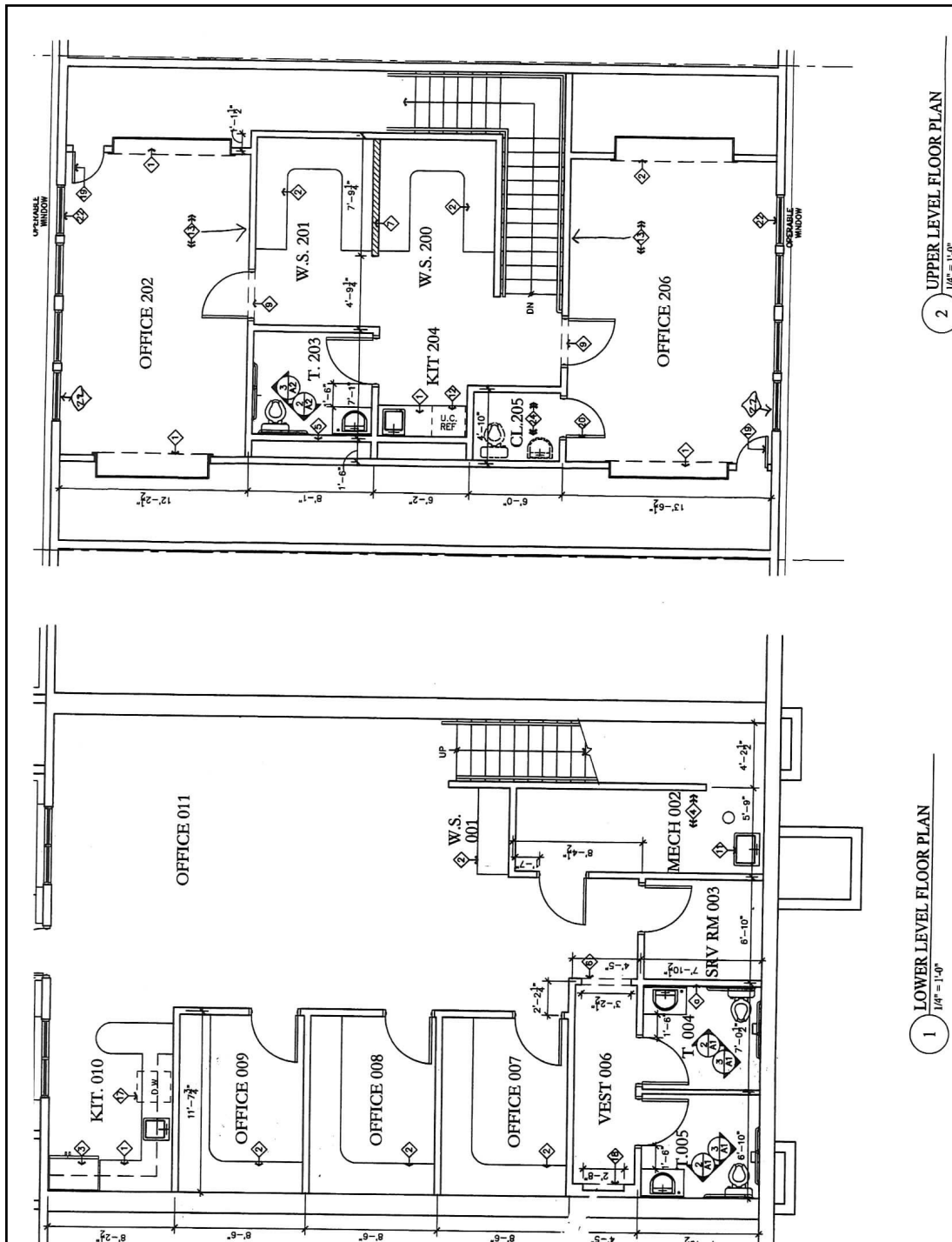
Single Level Middle Unit 2,690 Square Feet

Conceptual Floor Plan



Walk Out End Cap - 3,072 Square Feet


Conceptual Floor Plan



Walk Out—Middle Unit - 4,032 Square Feet

Demographics

Demographic Summary Report

Rolling Green Business Center									
825-833 Meander Dr, Hamel, MN 55340									
Building Type: Class C Office			Total Available: 0 SF						
Class: C			% Leased: 100%						
RBA: 10,000 SF			Rent/SF/Yr: -						
Typical Floor: 4,619 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2011 Projection		1,894		14,330		79,869			
2006 Estimate		1,560		11,972		70,005			
2000 Census		1,140		8,895		57,240			
Growth 2006 - 2011		21.41%		19.70%		14.09%			
Growth 2000 - 2006		36.84%		34.59%		22.30%			
2006 Population by Hispanic Origin		11		237		1,218			
2006 Population By Race		1,560		11,972		70,005			
White		1,512 96.92%		11,014 92.00%		64,477 92.10%			
Black or African American		10 0.64%		164 1.37%		1,304 1.86%			
American Indian and Alaska Native		3 0.19%		40 0.33%		175 0.25%			
Asian		21 1.35%		572 4.78%		2,867 4.10%			
Native Hawaiian and Pacific Islander		0 0.00%		0 0.00%		20 0.03%			
Other Race		1 0.06%		37 0.31%		271 0.39%			
Two or More Races		12 0.77%		144 1.20%		891 1.27%			
Households									
2011 Projection		620		4,706		27,927			
2006 Estimate		512		3,915		24,481			
2000 Census		374		2,872		20,019			
Growth 2006 - 2011		21.09%		20.20%		14.08%			
Growth 2000 - 2006		36.90%		36.32%		22.29%			
Owner Occupied		434 84.77%		3,500 89.40%		21,156 86.42%			
Renter Occupied		78 15.23%		415 10.60%		3,326 13.59%			
2006 Households by HH Income		513		3,915		24,482			
Income Less Than \$15,000		18 3.51%		80 2.04%		516 2.11%			
Income: \$15,000 - \$24,999		13 2.53%		64 1.63%		561 2.29%			
Income: \$25,000 - \$34,999		17 3.31%		125 3.19%		940 3.84%			
Income: \$35,000 - \$49,999		45 8.77%		221 5.64%		1,862 7.61%			
Income: \$50,000 - \$74,999		76 14.81%		496 12.67%		4,068 16.62%			
Income: \$75,000 - \$99,999		82 15.98%		613 15.66%		4,189 17.11%			
Income: \$100,000 - \$149,999		126 24.56%		1,105 28.22%		6,357 25.97%			
Income: \$150,000 - \$249,999		59 11.50%		754 19.26%		3,978 16.25%			
Income: \$250,000 - \$499,999		35 6.82%		291 7.43%		1,292 5.28%			
Income: \$500,000 or more		42 8.19%		166 4.24%		719 2.94%			
2006 Avg Household Income		\$149,174		\$147,687		\$128,820			
2006 Med Household Income		\$102,183		\$116,222		\$100,826			
2006 Per Capita Income		\$49,077		\$48,392		\$45,221			

