

**FOR
SALE**

OFFICE / SHOWROOM

1301 Greenwood Court
Shakopee, MN 55379



BEAUTIFUL SALES / SHOWROOM WITH HIGH END FINISHES!



FOR SALE:
\$2,400,000.00

FEATURES

- 21,340 SF Building with 1.78 acres which includes outside sales area.
- 9,920 sf sales floor (24' ceilings) along with a 1,500 sf office area located in the mezzanine.
- 9,920 sf walkout lower level service area which includes break room, drive in service area & storage.
- Excellent location off Hwy. 169 next to 400 parking stall transit station.

FACTS

- 2015 Property Taxes - \$67,370.00
- Built in 2006 - Zoned B-1 Highway



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



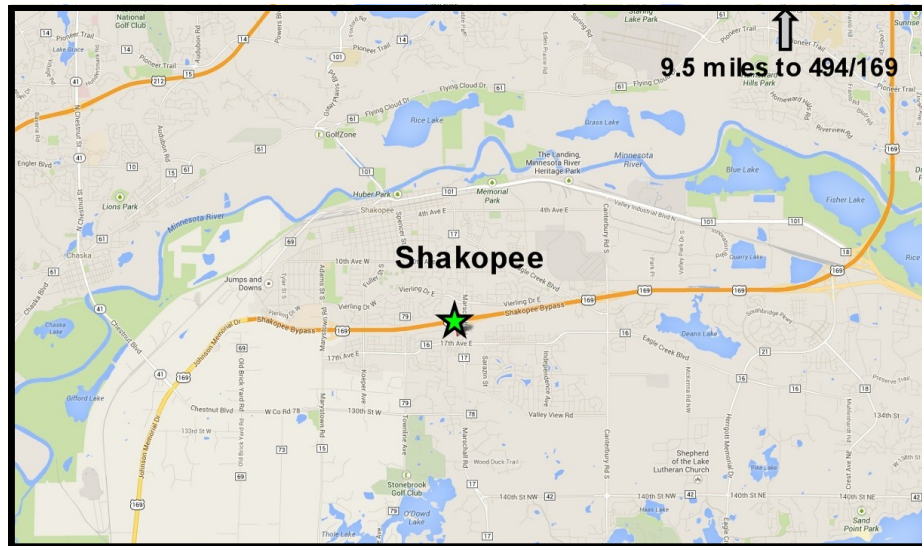
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AERIAL & MAP



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BUILDING FACTS:

Building Size:	9,920 sf	Main Level
	9,920 sf	Lower Level
	<u>1,500 sf</u>	<u>Mezzanine</u>
	21,340 sf	Total
Year Built:	2006	
Lot Size:	1.78 Acres (77,972 sf)	
PID #:	273040040	
Zoning:	B-1, Highway Business	
Drive-Ins:	(2) 8' x 8'	
Clear Height:	24' & 13.2'	
Parking:	80+ parking stalls	
2015 Real Estate Taxes:	\$67,370.00	
Other Features:	Elevator shaft built for future installation with service to all 3 levels	
	Fully Sprinklered	
	Outdoor merchandise area / patio in front	



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Page 3

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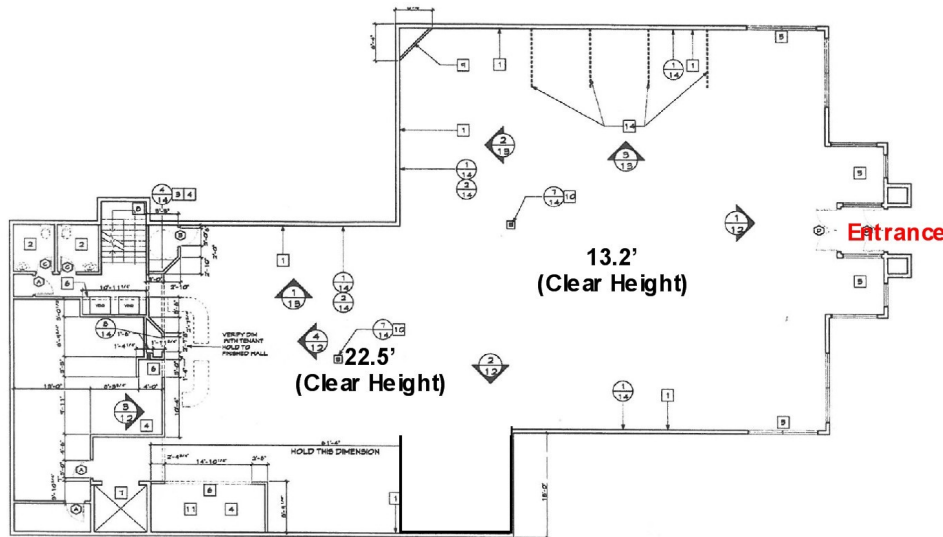
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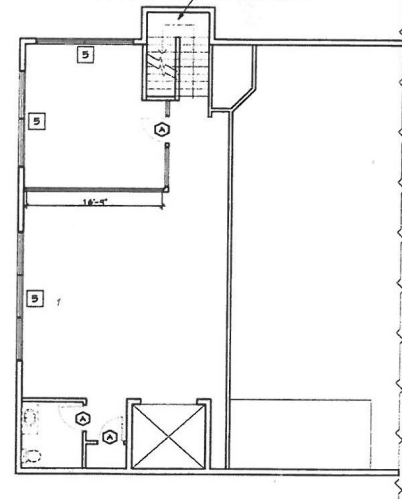
FLOOR PLAN - MAIN LEVEL / MEZZANINE

MAIN LEVEL



CONSTRUCTION PLAN - MAIN LEVEL

MEZZANINE



CONSTRUCTION PLAN - MEZZANINE

SCALE: 1/8" = 1'-0"

**Beautiful Corner Office with are
for other office staff or storage.**



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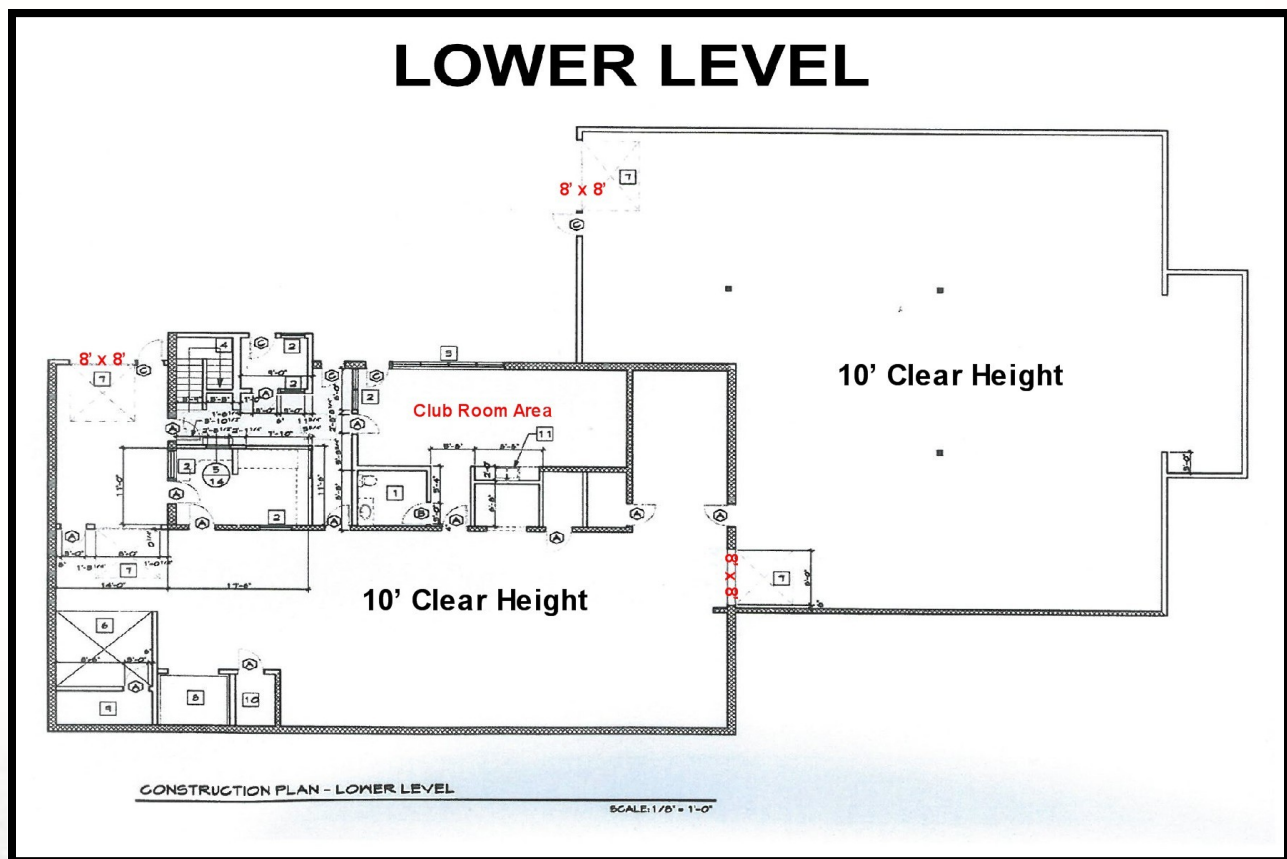
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FLOOR PLAN - LOWER LEVEL



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SITE PLAN



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Page 6

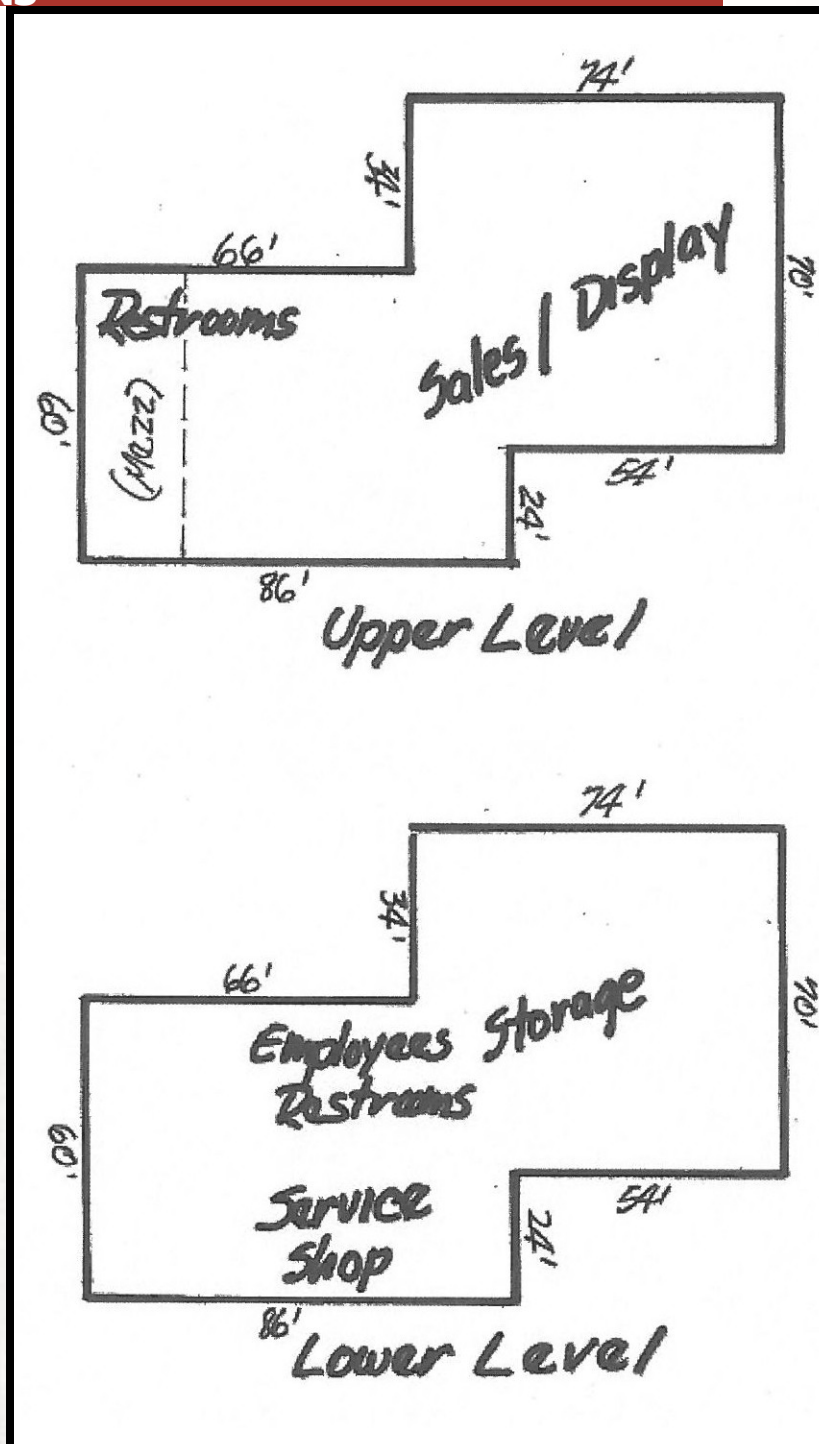
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DIMENSIONS



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PHOTO GALLERY



View from Office Area - Upper Level



Showroom View



Back View



Showroom View

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PHOTO GALLERY



Lower Level Warehouse Space



Work Area - Lower Level



Kitchen



Sales Area - Lower Level



Sales



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Page 8

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DEMOGRAPHICS

Demographic Summary Report

Cities Edge Motorsports Bldg

1301 Greenwood Ct, Shakopee, MN 55379

Building Type: General Retail
Secondary: Auto Dealership
GLA: 21,340 SF
Year Built: 2006

Total Available: 19,940 SF
% Leased: 100%
Rent/SF/Yr: Negotiable



Radius	1 Mile	3 Mile	5 Mile
Population			
2018 Projection	12,300	38,259	78,703
2013 Estimate	11,462	35,323	73,093
2010 Census	11,186	33,467	69,392
Growth 2013 - 2018	7.31%	8.31%	7.68%
Growth 2010 - 2013	2.47%	5.55%	5.33%
2013 Population by Hispanic Origin	754	3,173	5,594
2013 Population By Race	11,462	35,323	73,093
White	9,452 82.46%	29,567 83.70%	61,592 84.27%
Black	422 3.68%	1,502 4.25%	2,581 3.53%
Am. Indian & Alaskan	81 0.71%	578 1.64%	964 1.32%
Asian	1,239 10.81%	2,844 8.05%	6,295 8.61%
Hawaiian & Pacific Island	6 0.05%	18 0.05%	36 0.05%
Other	262 2.29%	815 2.31%	1,627 2.23%
Households			
2018 Projection	4,125	13,431	27,405
2013 Estimate	3,844	12,384	25,438
2010 Census	3,755	11,702	24,151
Growth 2013 - 2018	7.31%	8.45%	7.73%
Growth 2010 - 2013	0.31%	2.65%	2.70%
Owner Occupied	3,233 84.11%	9,351 75.51%	20,467 80.46%
Renter Occupied	611 15.89%	3,033 24.49%	4,971 19.54%
2013 Households by HH Income	3,845	12,382	25,440
Income: <\$25,000	384 9.99%	1,729 13.96%	2,830 11.12%
Income: \$25,000 - \$50,000	362 9.41%	1,869 15.09%	3,689 14.50%
Income: \$50,000 - \$75,000	833 21.66%	2,455 19.83%	4,450 17.49%
Income: \$75,000 - \$100,000	919 23.90%	2,548 20.58%	4,178 16.42%
Income: \$100,000 - \$125,000	477 12.41%	1,582 12.78%	3,522 13.84%
Income: \$125,000 - \$150,000	431 11.21%	947 7.65%	2,214 8.70%
Income: \$150,000 - \$200,000	331 8.61%	827 6.68%	2,306 9.06%
Income: \$200,000+	108 2.81%	425 3.43%	2,251 8.85%
2013 Avg Household Income	\$92,689	\$85,361	\$103,088
2013 Med Household Income	\$84,344	\$76,354	\$85,477



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Page 2



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Page 9

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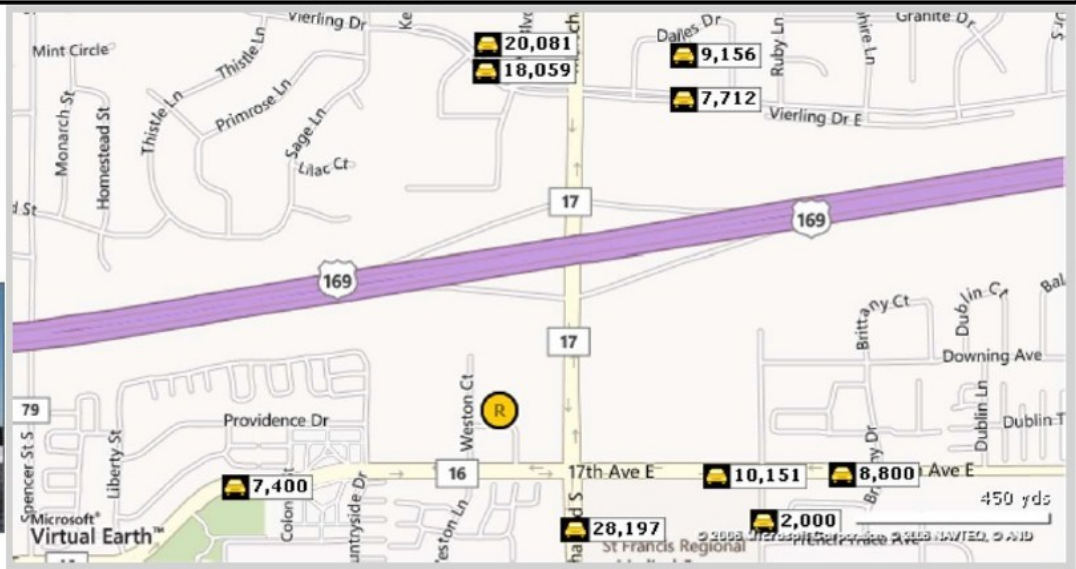
TRAFFIC SUMMARY

Traffic Count Report

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Total Available: **19,940 SF**
% Leased: **100%**
Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Marschall Rd	17th Ave E	0.07 N	2012	24,035	MPSI	.19
2 Marschall Rd	17th Ave E	0.01 NE	2006	28,197	AADT	.19
3 17th Ave E	Sarazin St	0.06 E	2012	10,151	MPSI	.31
4 17th Ave E	Colonial St	0.07 E	2011	7,400	AADT	.37
5 Sarazin St	French Trace Ave	0.03 S	2007	2,000	AADT	.38
6 Vierling Dr E	Heather St	0.03 NW	2012	18,059	MPSI	.45
7 17th Ave E	Brittany Dr	0.05 E	2011	8,800	AADT	.47
8 Vierling Dr E	Miller St	0.06 E	2012	7,712	MPSI	.48
9 Vierling Dr E	Tasha Blvd	0.04 E	2006	20,081	AADT	.49
10 Vierling Dr E	Miller St	0.02 E	2006	9,156	AADT	.54



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Page 1



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Page 10