

Arrow Real Estate Corporation

FOR SALE



**~White Oak Professional Building~
1580 White Oak, Chaska, MN 55318**



FEATURES:

- Total office 13,000 square feet
- Customized office design
- Excellent location in Chaska
- Beautifully landscaped
- Ideal setup for a medical company
- 2009 Taxes \$37,476

Asking Price:

\$994,900

Chad Weeks • Jeff Penfield

Arrow Real Estate Corporation

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Aerial



Additional Building View



Photo Gallery

Main Level:

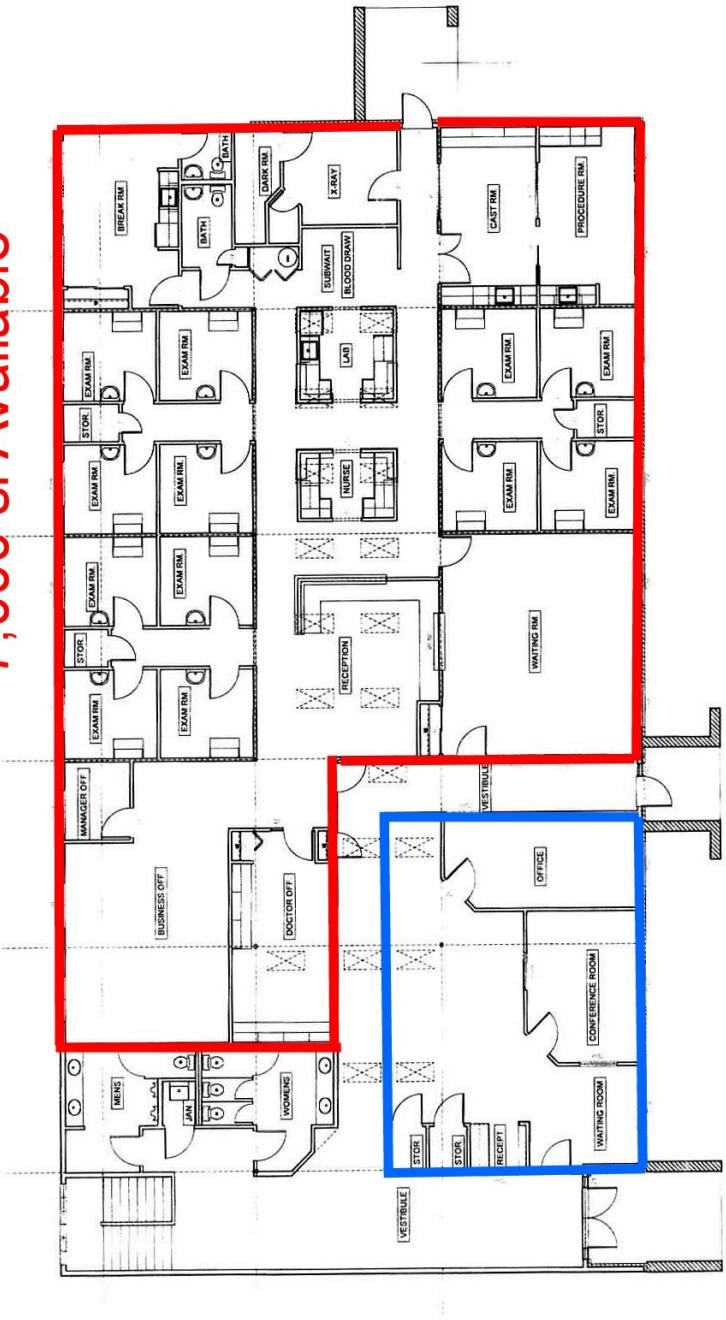


Lower Level:



Main Floor Plan

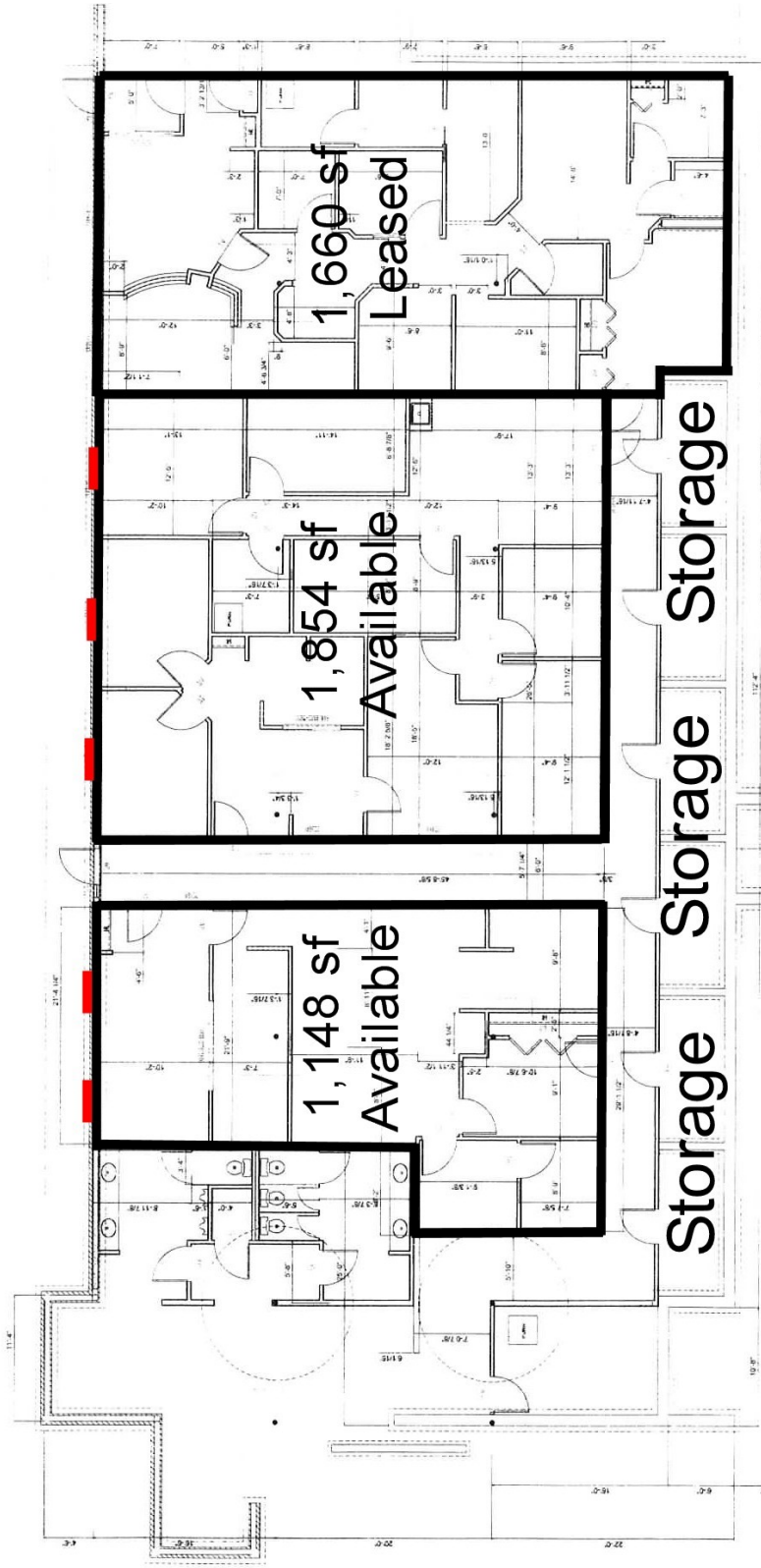
7,000 sf Available



1,078 sf Available


EXISTING LEVEL PLAN
SCALE: 1/8" = 1'-0"

Lower Floor Plan



Demographics

Demographic Summary Report

White Oak Professional Building									
1580 White Oak Dr, Chaska, MN 55318									
Building Type: Class C Office		Total Available: 0 SF							
Class: C		% Leased: 100%							
RBA: 5,132 SF		Rent/SF/Yr: -							
Typical Floor: 5,132 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2013 Projection		10,826		32,013		73,967			
2008 Estimate		8,970		27,155		63,176			
2000 Census		5,907		19,156		45,843			
Growth 2008 - 2013		20.69%		17.89%		17.08%			
Growth 2000 - 2008		51.85%		41.76%		37.81%			
2008 Population by Hispanic Origin		489		2,524		4,694			
2008 Population By Race		8,970		27,155		63,176			
White		8,119 90.51%		24,293 89.46%		56,146 88.87%			
Black or African American		236 2.63%		546 2.01%		1,419 2.25%			
American Indian and Alaska Native		24 0.27%		123 0.45%		347 0.55%			
Asian		238 2.65%		703 2.59%		2,227 3.53%			
Native Hawaiian and Pacific Islander		0 0.00%		1 0.00%		12 0.02%			
Other Race		217 2.42%		1,060 3.90%		1,974 3.12%			
Two or More Races		136 1.52%		430 1.58%		1,052 1.67%			
Households									
2013 Projection		3,676		11,166		25,868			
2008 Estimate		3,044		9,482		22,062			
2000 Census		1,995		6,698		16,016			
Growth 2008 - 2013		20.76%		17.76%		17.25%			
Growth 2000 - 2008		52.58%		41.56%		37.75%			
Owner Occupied		2,519 82.75%		7,405 78.10%		18,118 82.12%			
Renter Occupied		526 17.28%		2,077 21.90%		3,943 17.87%			
2008 Households by HH Income		3,042		9,482		22,062			
Income Less Than \$15,000		139 4.57%		526 5.55%		954 4.32%			
Income: \$15,000 - \$24,999		153 5.03%		523 5.52%		1,154 5.23%			
Income: \$25,000 - \$34,999		201 6.61%		787 8.30%		1,660 7.52%			
Income: \$35,000 - \$49,999		269 8.84%		1,118 11.79%		2,473 11.21%			
Income: \$50,000 - \$74,999		695 22.85%		1,905 20.09%		4,396 19.93%			
Income: \$75,000 - \$99,999		639 21.01%		1,618 17.06%		3,833 17.37%			
Income: \$100,000 - \$149,999		698 22.95%		1,962 20.69%		4,793 21.73%			
Income: \$150,000 - \$249,999		191 6.28%		757 7.98%		2,020 9.16%			
Income: \$250,000 - \$499,999		48 1.58%		218 2.30%		578 2.62%			
Income: \$500,000 or more		9 0.30%		68 0.72%		201 0.91%			
2008 Avg Household Income		\$87,281		\$89,410		\$94,774			
2008 Med Household Income		\$77,504		\$73,451		\$77,570			
2008 Per Capita Income		\$29,666		\$31,415		\$33,329			



Traffic Count

Traffic Count Report

White Oak Professional Building

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Building Type: Class C Office
 Class: C
 RBA: 5,132 SF
 Typical Floor: 5,132 SF
 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 Engler Blvd	Royal Oak Dr	0.16 W	2002	7,700	AADT	.05
2 Engler Blvd	White Oak Dr	0.07 E	2002	7,700	AADT	.05
3 Engler Blvd	Royal Oak Dr	0.60 W	2002	6,400	AADT	.42
4 Engler Blvd	Skyview Dr	0.10 E	2002	6,400	AADT	.42
5 N Chestnut St	Canyon Rd	0.04 N	2002	15,000	AADT	.54
6 N Chestnut St	Hundertmark Rd	0.46 N	2002	15,000	AADT	.60
7 N Chestnut St	E 5th St	0.45 S	2002	17,000	AADT	.71
8 State Highway 41	Cardinal St	0.05 N	2002	17,000	AADT	.71
9 United States Highway 212	Yellow Brick Rd	0.23 SW	2002	18,000	AADT	.98
10 E United States Highway 212	N Walnut St	0.34 SW	2002	18,000	AADT	.99



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