

Arrow Real Estate Corporation

FOR SALE

6260 Lakeland Ave. Brooklyn Park, MN



FEATURES

- Asking Price: \$795,000
- 5,000 Total Square Feet
- 20x50' Office Space
- 3 Drive In Doors with Drain & Flammable Waste Trap
- 2 Drive In Doors = 10x12 and 1 Drive In Door = 9x10
- 14' Clear Height in Shop
- New Duro-Last Roof In 2003 With 15 Year Warranty

Steve Fischer • Chad Weeks

Arrow Real Estate Corporation
11225 90th Avenue No. Ste 203
Maple Grove, MN 55369

763.424.6355 Office ~ 612.619.9911 Cell ~ 763.424.7980 Fax
SFischer@arrowcos.com ~ CWeeks@arrowcos.com

Visit our website at www.arrowcos.com

Photo Gallery




Aerial View



Demographics

Demographic Summary Report

6260 N Lakeland Ave, Minneapolis, MN 55428									
Building Type: Retail		Total Available: 0 SF							
Secondary: Auto Repair		% Leased: 100%							
GLA: 5,001 SF		Rent/SF/Yr: -							
Year Built: 1962									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2012 Projection		11,717		86,322		238,670			
2007 Estimate		12,388		88,945		240,102			
2000 Census		13,412		92,946		242,597			
Growth 2007 - 2012		-5.42%		-2.95%		-0.60%			
Growth 2000 - 2007		-7.63%		-4.31%		-1.03%			
2007 Population by Hispanic Origin		933		4,373		9,053			
2007 Population By Race		12,388		88,945		240,102			
White		7,695 62.12%		60,979 68.56%		171,723 71.52%			
Black or African American		2,686 21.68%		14,795 16.63%		34,394 14.32%			
American Indian and Alaska Native		146 1.18%		690 0.78%		1,912 0.80%			
Asian		787 6.35%		6,863 7.72%		19,393 8.08%			
Native Hawaiian and Pacific Islander		15 0.12%		69 0.08%		142 0.06%			
Other Race		549 4.43%		2,219 2.49%		4,213 1.75%			
Two or More Races		512 4.13%		3,331 3.75%		8,326 3.47%			
Households									
2012 Projection		4,930		35,403		93,993			
2007 Estimate		5,164		36,155		93,979			
2000 Census		5,491		37,081		93,548			
Growth 2007 - 2012		-4.54%		-2.08%		0.01%			
Growth 2000 - 2007		-5.94%		-2.50%		0.46%			
Owner Occupied		2,795 54.12%		24,036 66.48%		69,393 73.84%			
Renter Occupied		2,370 45.89%		12,120 33.52%		24,585 26.16%			
2007 Households by HH Income		5,164		36,157		93,978			
Income Less Than \$15,000		603 11.68%		3,172 8.77%		6,438 6.85%			
Income: \$15,000 - \$24,999		587 11.37%		3,436 9.50%		7,496 7.98%			
Income: \$25,000 - \$34,999		710 13.75%		4,109 11.36%		9,649 10.27%			
Income: \$35,000 - \$49,999		1,061 20.55%		6,653 18.40%		15,431 16.42%			
Income: \$50,000 - \$74,999		1,159 22.44%		8,279 22.90%		21,380 22.75%			
Income: \$75,000 - \$99,999		519 10.05%		5,083 14.06%		14,518 15.45%			
Income: \$100,000 - \$149,999		424 8.21%		4,164 11.52%		13,342 14.20%			
Income: \$150,000 - \$249,999		84 1.63%		1,032 2.85%		4,402 4.68%			
Income: \$250,000 - \$499,999		17 0.33%		185 0.51%		990 1.05%			
Income: \$500,000 or more		0 0.00%		44 0.12%		332 0.35%			
2007 Avg Household Income		\$52,911		\$62,153		\$71,789			
2007 Med Household Income		\$43,943		\$51,972		\$59,325			
2007 Per Capita Income		\$22,294		\$25,529		\$28,367			

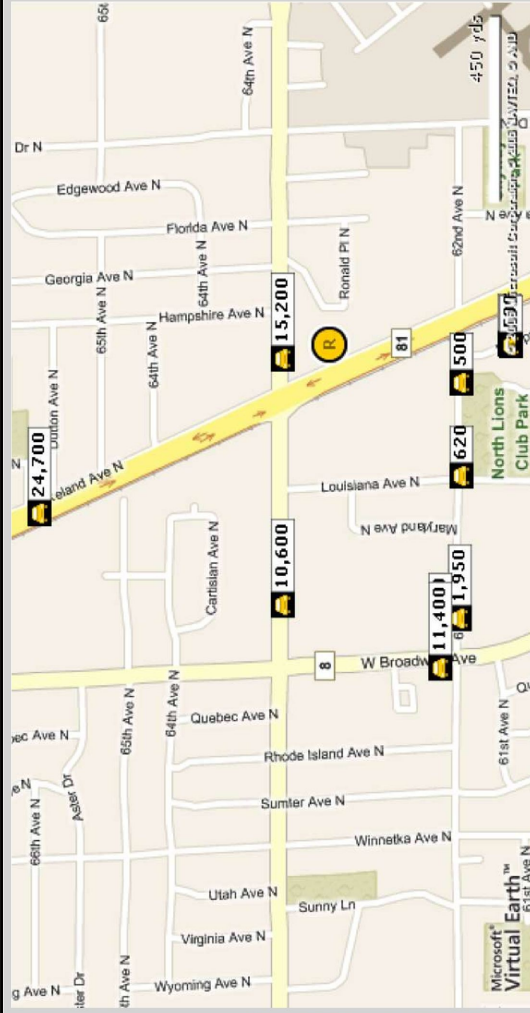


Traffic Counts

Traffic Count Report

6260 N Lakeland Ave, Minneapolis, MN 55428

Building Type: **Retail**
 Secondary: **Auto Repair**
 GLA: **5,001 SF**
 Year Built: **1962**
 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	63rd Ave N	Lakeland Ave N	0.04 W	2002	15,200	AADT	.07
2	62nd Ave N	County Road 81	0.09 E	2002	500	AADT	.19
3	Hampshire Ave N	61st Ave N	0.06 SE	2002	500	AADT	.25
4	Hampshire Ave N	61st Ave N	0.06 S	2002	500	AADT	.25
5	62nd Ave N	Louisiana Ave N	0.01 W	2002	620	AADT	.26
6	63rd Ave N	W Broadway Ave	0.09 W	2002	10,600	AADT	.37
7	62nd Ave N	W Broadway Ave	0.05 W	2002	1,950	AADT	.42
8	W Broadway Ave	62nd Ave N	0.03 S	2002	11,400	AADT	.46
9	County Road 81	65th Ave N	0.10 SE	2002	24,700	AADT	.47
10	W Broadway Ave	62nd Ct N	0.02 N	2002	11,400	AADT	.48