



FOR SALE

7224 Forestview Lane N. Maple Grove, MN

FEATURES

Price : \$274,900

Great location off of I-694 &
Hemlock Lane

Just minutes from Arbor
Lakes Shopping Center

Single or Multi User

Dual Sound System

Security System

Priced well below
Assessed value

BUILDING FACTS

2,744 Total Square Feet

End Unit

Separate rentable offices

2 Level look out
to Courtyard

Built in 2001

Presented By

Arrow Real Estate

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OVERVIEW

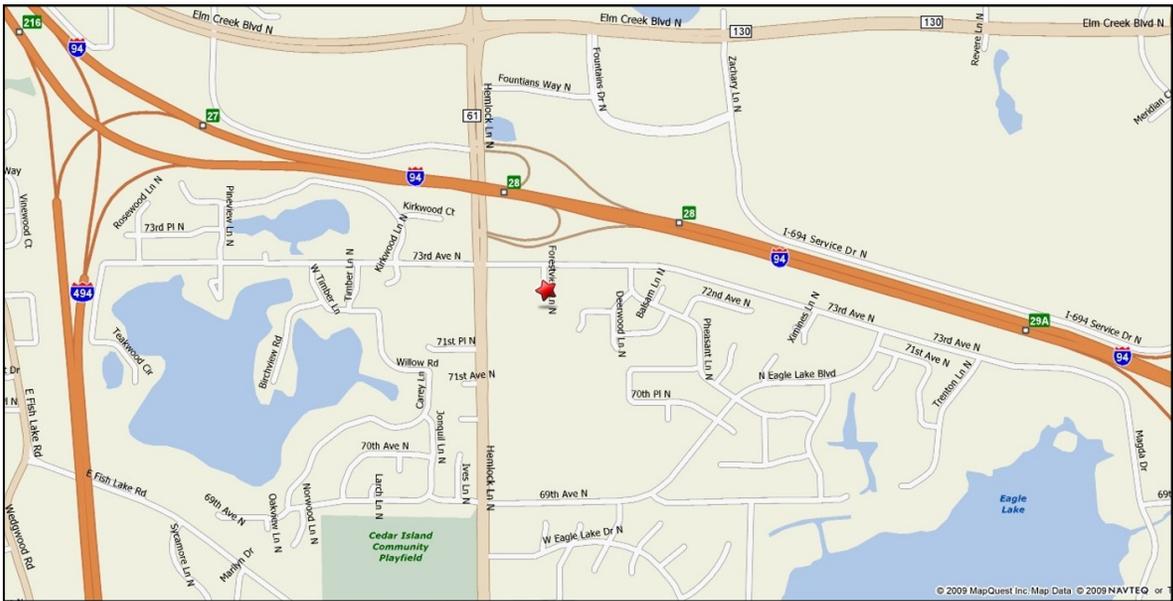
Arrow Real Estate Corporation is pleased to present this owner\user or investor opportunity for sale located in Maple Grove, MN

Don't miss out on this opportunity!

Photo Gallery



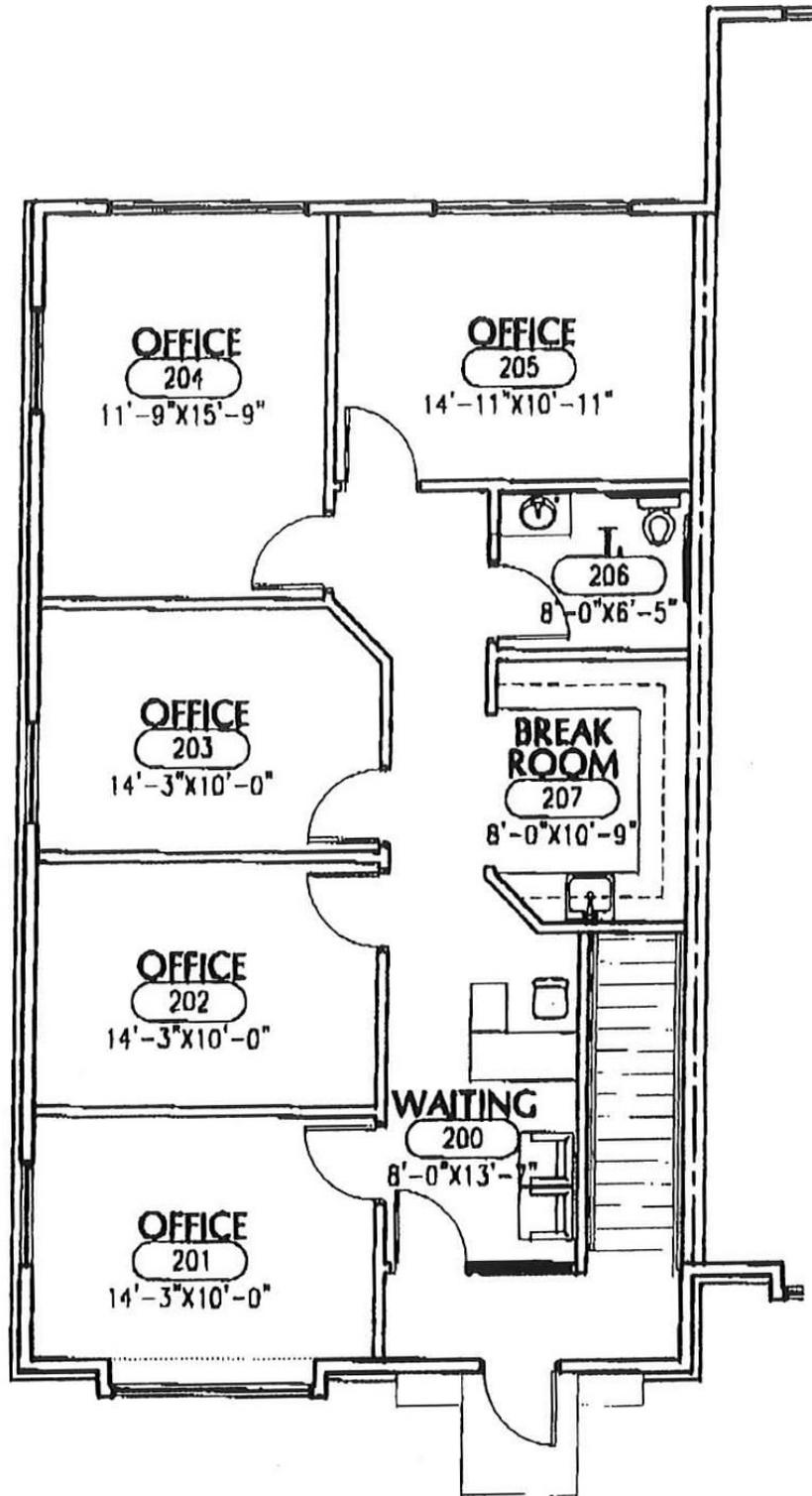
Aerial & Map



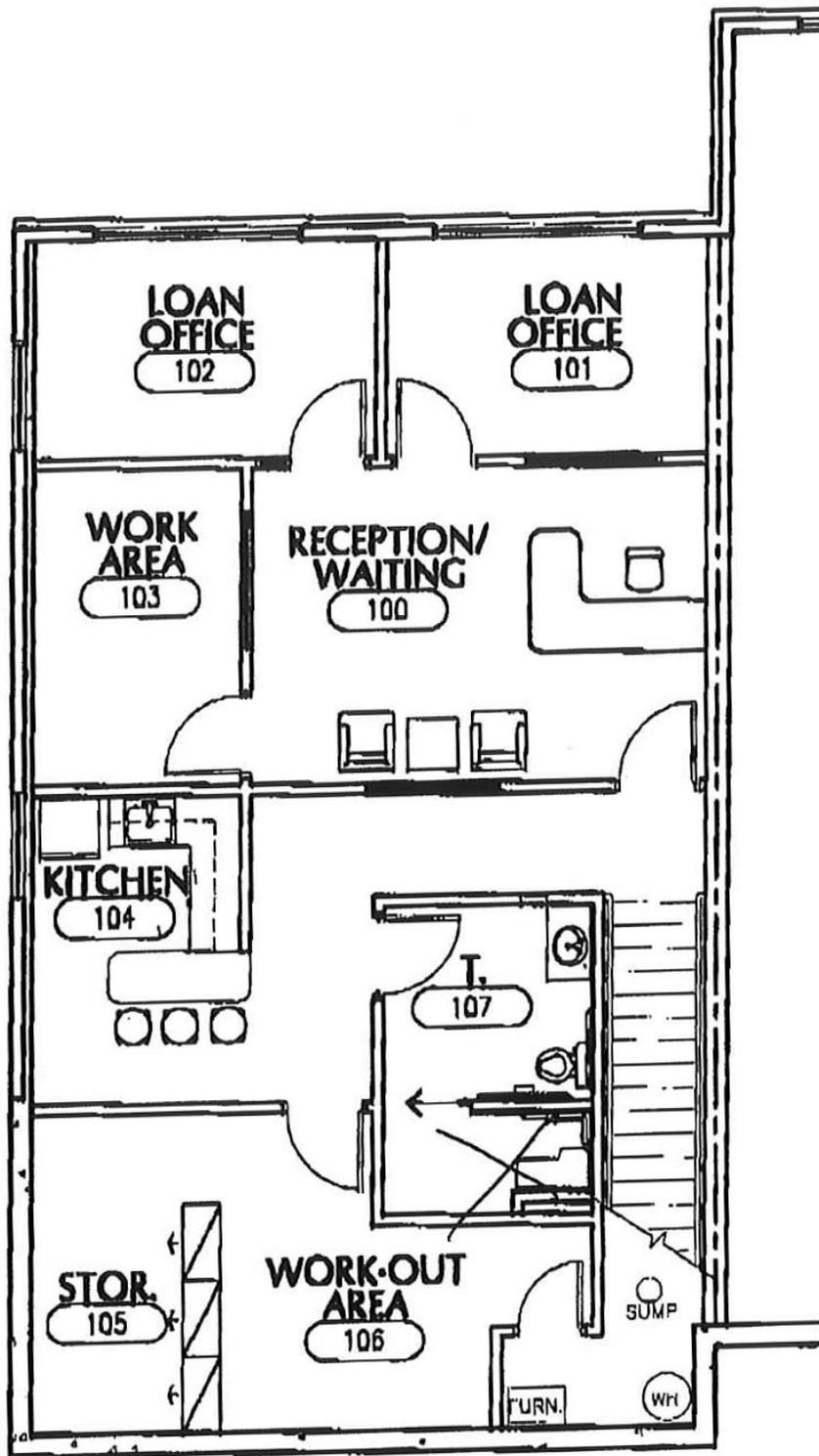
Area Businesses



Upper Floor Plan



Lower Floor Plan



Demographics

Demographic Summary Report

7224-7242 Forest View Ln N, Osseo, MN 55369

Building Type: **Class C Office**
 Class: **C**
 RBA: **10,272 SF**
 Typical Floor: **5,136 SF**

Total Available: **2,464 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2013 Projection	4,921		61,455		187,113	
2008 Estimate	4,735		59,078		180,264	
2000 Census	4,539		54,281		166,839	
Growth 2008 - 2013	3.95%		4.02%		3.80%	
Growth 2000 - 2008	4.32%		8.84%		8.05%	
2008 Population by Hispanic Origin	102		1,928		5,957	
2008 Population By Race	4,735		59,078		180,264	
White	4,466	94.32%	51,619	87.37%	145,528	80.73%
Black or African American	42	0.89%	2,719	4.60%	16,044	8.90%
American Indian and Alaska Native	4	0.08%	277	0.47%	938	0.52%
Asian	115	2.43%	2,440	4.13%	10,613	5.89%
Native Hawaiian and Pacific Islander	4	0.08%	32	0.05%	123	0.07%
Other Race	25	0.53%	866	1.47%	2,731	1.52%
Two or More Races	78	1.65%	1,127	1.91%	4,287	2.38%
Households						
2013 Projection	1,975		23,198		70,543	
2008 Estimate	1,872		22,156		67,770	
2000 Census	1,746		20,174		62,506	
Growth 2008 - 2013	5.50%		4.70%		4.09%	
Growth 2000 - 2008	7.22%		9.82%		8.42%	
Owner Occupied	1,528	81.62%	17,831	80.48%	52,362	77.26%
Renter Occupied	344	18.38%	4,325	19.52%	15,408	22.74%
2008 Households by HH Income	1,871		22,157		67,770	
Income Less Than \$15,000	31	1.66%	948	4.28%	3,407	5.03%
Income: \$15,000 - \$24,999	68	3.63%	1,246	5.62%	3,873	5.71%
Income: \$25,000 - \$34,999	74	3.96%	1,430	6.45%	4,922	7.26%
Income: \$35,000 - \$49,999	210	11.22%	2,707	12.22%	9,179	13.54%
Income: \$50,000 - \$74,999	454	24.27%	4,560	20.58%	14,246	21.02%
Income: \$75,000 - \$99,999	359	19.19%	3,918	17.68%	11,417	16.85%
Income: \$100,000 - \$149,999	446	23.84%	4,599	20.76%	13,161	19.42%
Income: \$150,000 - \$249,999	201	10.74%	2,047	9.24%	5,682	8.38%
Income: \$250,000 - \$499,999	25	1.34%	495	2.23%	1,345	1.98%
Income: \$500,000 or more	3	0.16%	207	0.93%	538	0.79%
2008 Avg Household Income	\$94,216		\$93,132		\$88,625	
2008 Med Household Income	\$81,859		\$76,196		\$71,943	
2008 Per Capita Income	\$37,284		\$35,099		\$33,506	



Traffic Count

Traffic Count Report

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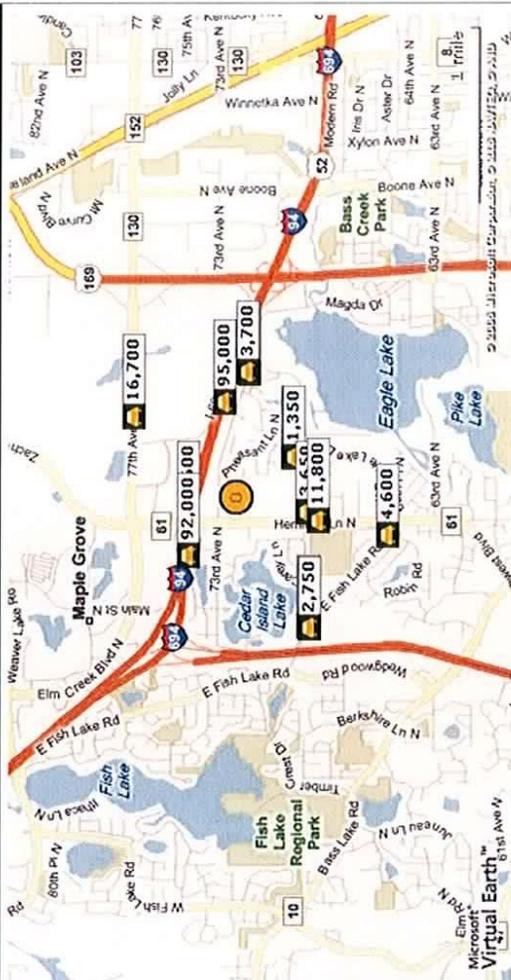
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hemlock Ln N	I-94	0.03 S	2002	14,600	AADT	.31
2 Hemlock Ln	I-94	0.04 S	2002	14,600	AADT	.31
3 Eagle Lake Blvd	69th Ave N	0.11 SW	2002	1,350	AADT	.41
4 N Eagle Lake Blvd	69th Ave N	0.08 SW	2002	1,350	AADT	.41
5 N Eagle Lake Blvd	Hemlock Ln N	0.05 W	2002	3,650	AADT	.42
6 69th Ave N	Hemlock Ln N	0.05 W	2002	3,650	AADT	.42
7 I-94	Hemlock Ln N	0.19 E	2002	92,000	AADT	.43
8 Hemlock Ln N	N Eagle Lake Blvd	0.07 N	2002	11,800	AADT	.50
9 Hemlock Ln N	W Eagle Lake Dr	0.04 S	2002	11,800	AADT	.50
10 I-94	Hemlock Ln N	0.72 W	2002	95,000	AADT	.56