



# 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

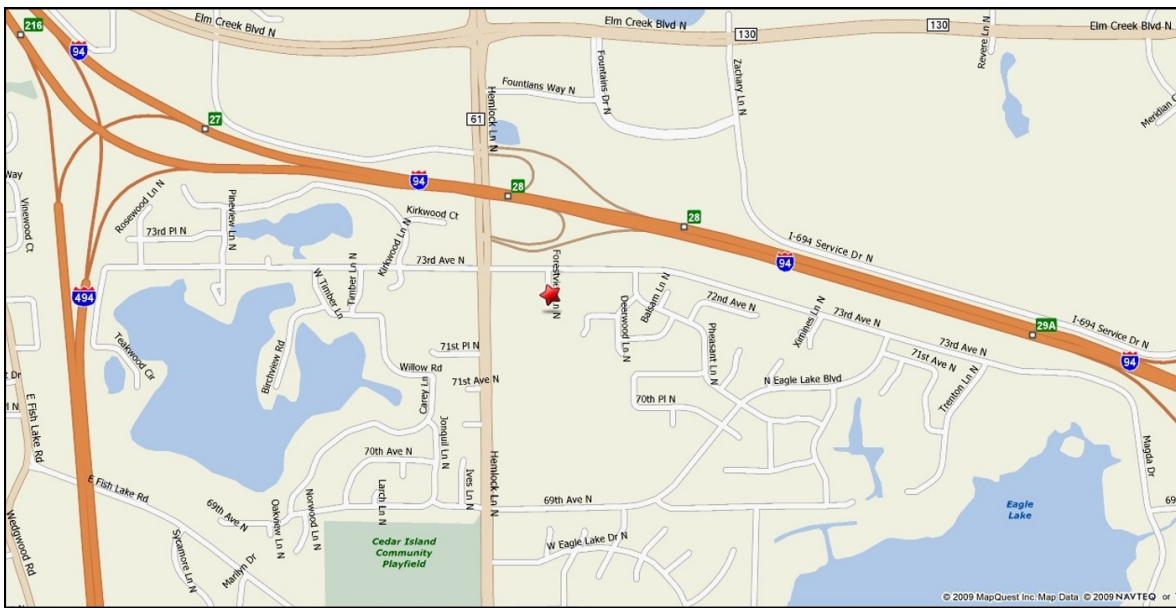
***Don't miss out on this opportunity!***

## Photo Gallery





## Aerial & Map

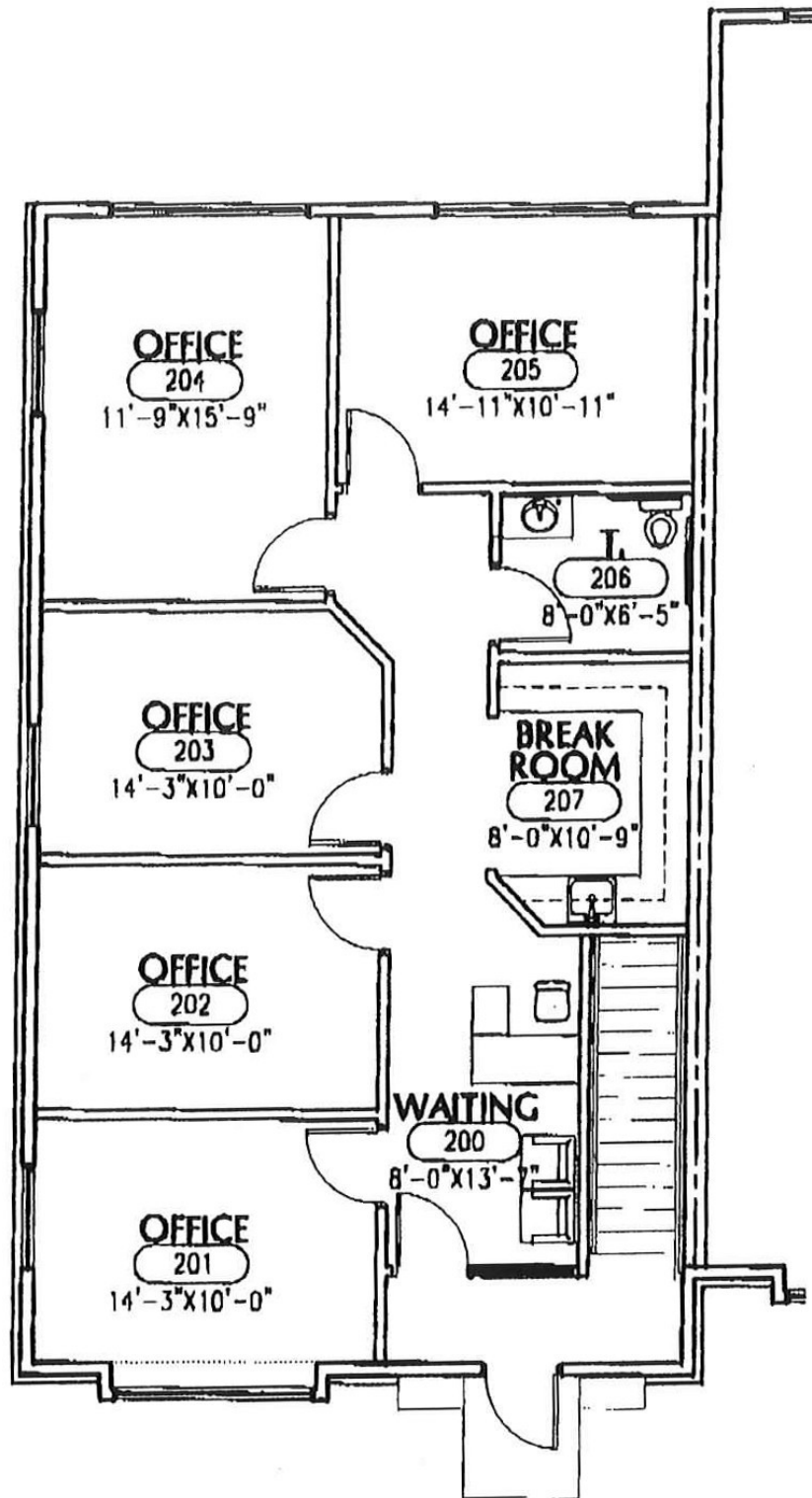


## Area Businesses

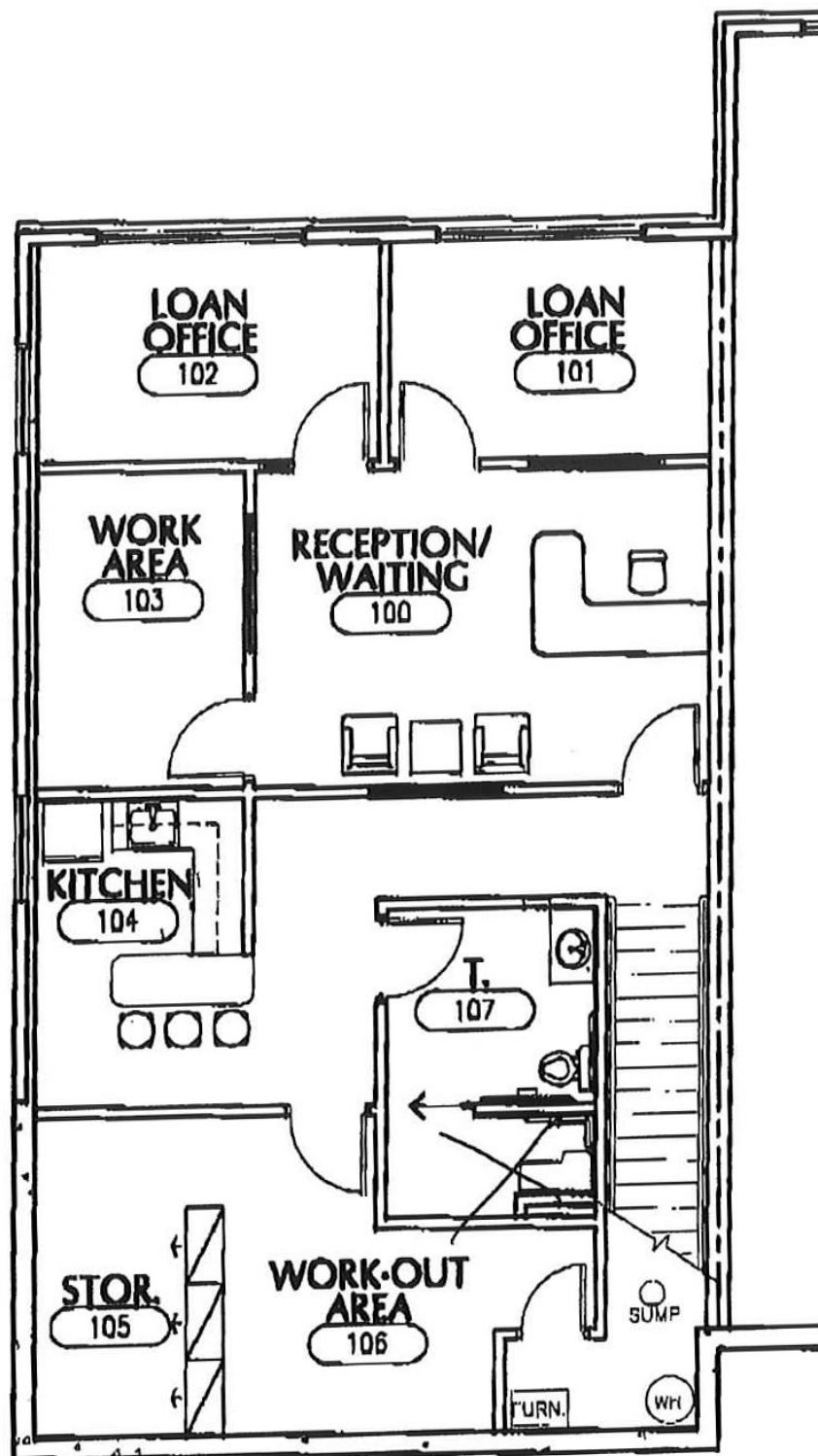




## Upper Floor Plan



## 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
<b>Population</b>			
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%
<b>2008 Population by Hispanic Origin</b>	102	1,928	5,957
<b>2008 Population By Race</b>	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%
<b>Households</b>			
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%
<b>2008 Households by HH Income</b>	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%
<b>2008 Avg Household Income</b>	\$94,216	\$93,132	\$88,625
<b>2008 Med Household Income</b>	\$81,859	\$76,196	\$71,943
<b>2008 Per Capita Income</b>	\$37,284	\$35,099	\$33,506





# Traffic Count

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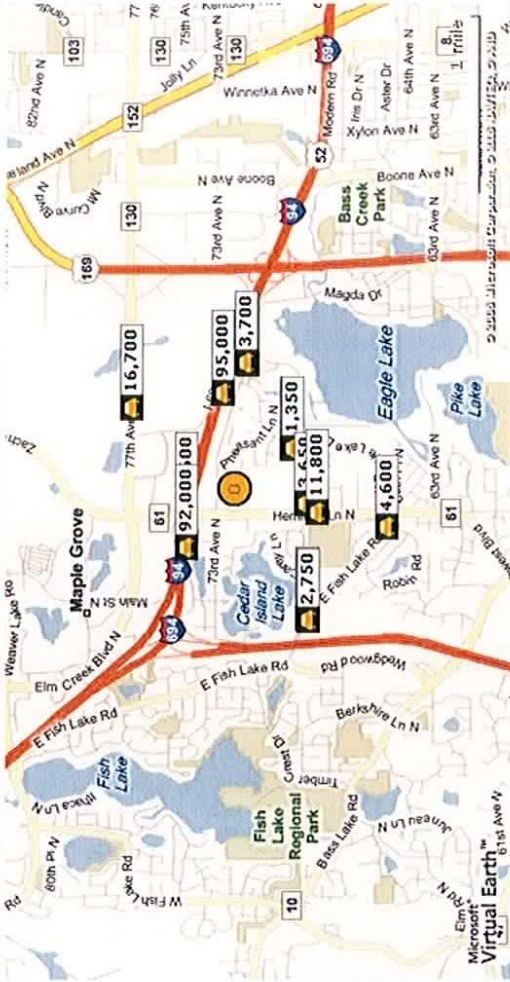
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hemlock Ln N	I-94	0.03 S	2002	14,600	AADT	.31
2 Hemlock Ln	I-94	0.04 S	2002	14,600	AADT	.31
3 Eagle Lake Blvd	69th Ave N	0.11 SW	2002	1,350	AADT	.41
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

