

**FOR
SALE**

OFFICE BUILDING

8848 Zealand Avenue
Brooklyn Park, MN 55445



GREAT OFFICE BUILDING IN BROOKLYN PARK!



FOR SALE:
\$315,000



Chad Weeks

(612) 619-9911

cweeks@arrowcos.com



Jeff Penfield

(612) 325-2067

jpenfield@arrowcos.com



Office (763) 424-6355

Fax: (763) 424-7980



Arrow Companies

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

FEATURES

- 3,900 SF Office Building - FOR SALE in Brooklyn Park.
- Open floor plan for cubicles along with 3 - 4 private offices, restrooms, reception area.
- Large parking lot area with 30+ parking stalls on corner lot.
- Close to 610, 169 & 694 in busy industrial area in NW Metro.

FACTS

- 2014 Property Taxes - \$12,492.68
- PID # (18-119-21-42-0023)

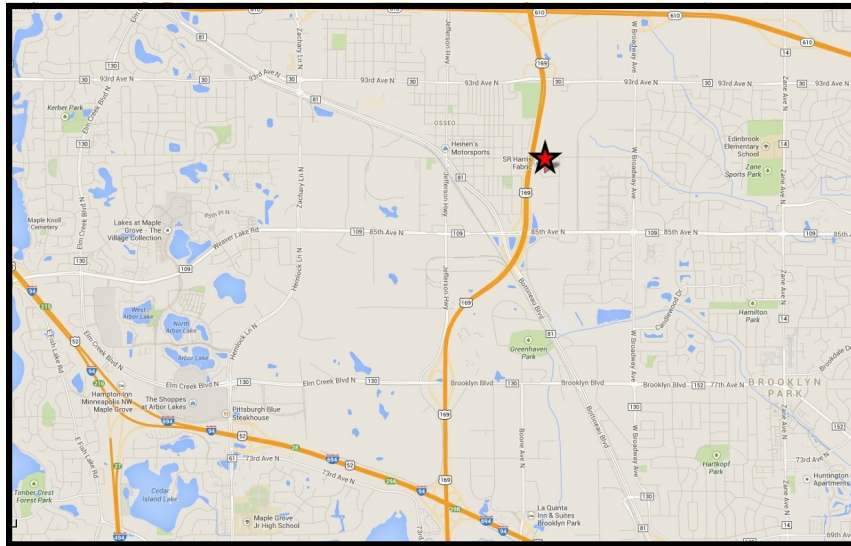
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AERIAL & MAP



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BUILDING FACTS:

Building Size:	3,900 SF
Year Built:	1985
Lot Size:	1.00 Acres
PID #:	18-119-21-42-0023
Heat & Electricity:	2 – zone heating system AC - throughout building
Fire protection:	Two - zone sprinkler system
Landscaping:	In-ground sprinkler system (outside)
Parking:	30+ parking stalls
2014 Real Estate Taxes:	\$12,492.68



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FLOOR PLAN



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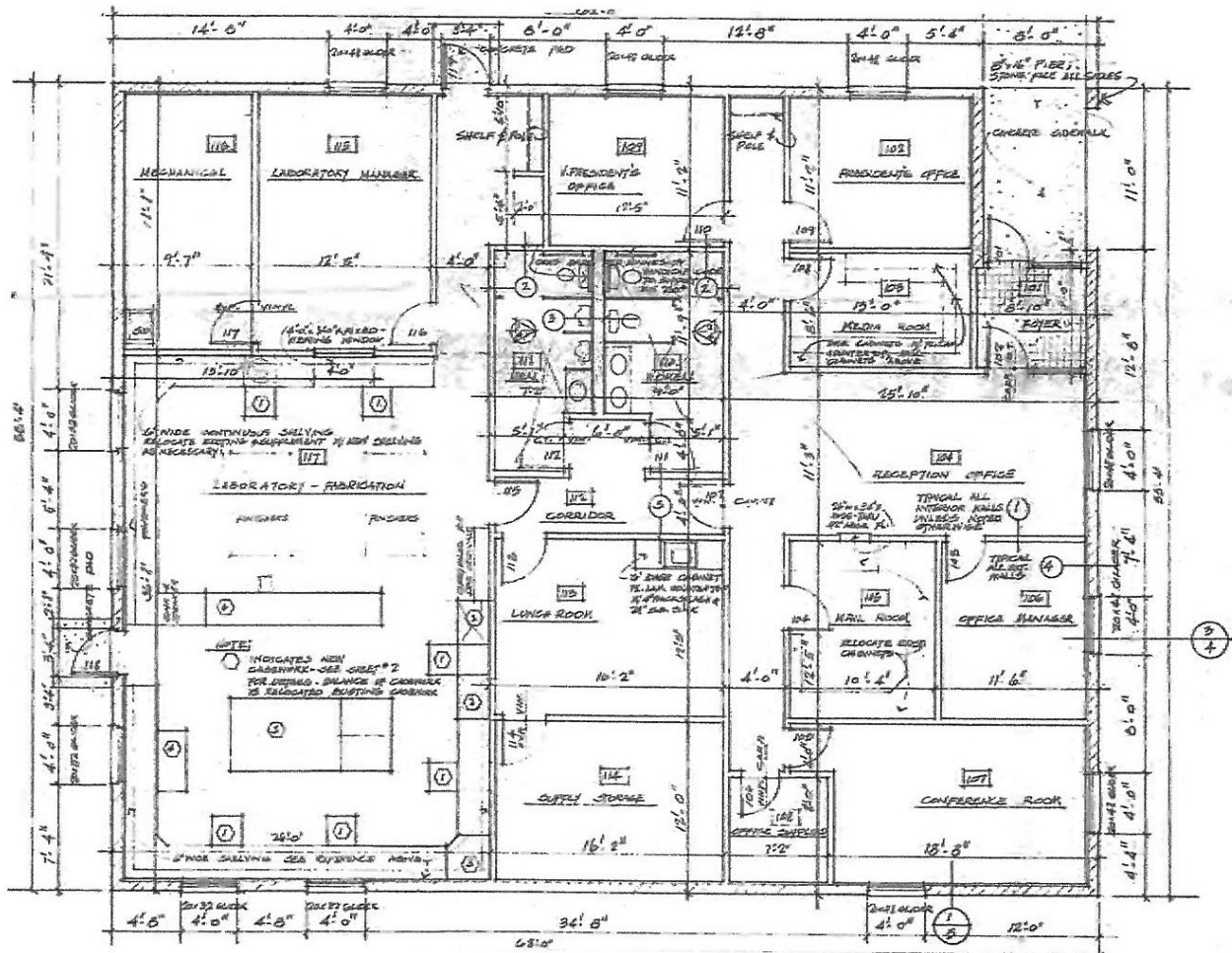
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FLOOR PLAN - DIMENSIONS



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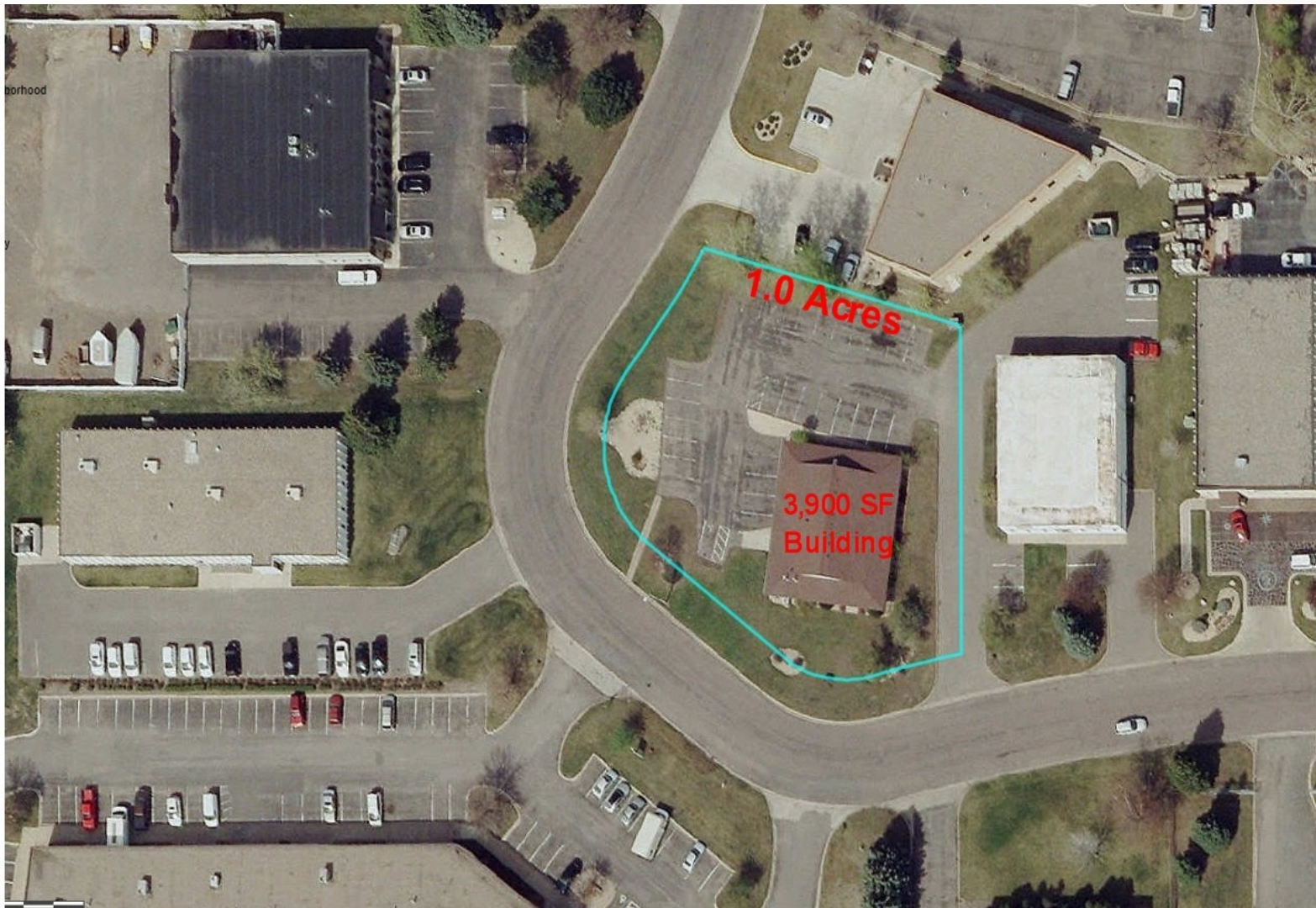
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SITE PLAN



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PHOTO GALLERY



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DEMOGRAPHICS

Demographic Summary Report

8848 N Zealand Ave, Brooklyn Park, MN 55445

Building Type: Class C Office
 Class: C
 RBA: 3,900 SF
 Typical Floor: 3,900 SF

Total Available: 3,900 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable

Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	6,847	71,751	206,735
2014 Estimate	6,416	67,525	195,261
2010 Census	6,023	64,345	187,497
Growth 2014 - 2019	6.72%	6.26%	5.88%
Growth 2010 - 2014	6.52%	4.94%	4.14%
2014 Population by Hispanic Origin	219	3,428	9,894
2014 Population By Race	6,416	67,525	195,261
White	4,487 69.93%	44,097 65.30%	139,209 71.29%
Black	826 12.87%	12,830 19.00%	29,701 15.21%
Am. Indian & Alaskan	24 0.37%	409 0.61%	1,199 0.61%
Asian	883 13.76%	7,996 11.84%	19,017 9.74%
Hawaiian & Pacific Island	9 0.14%	74 0.11%	161 0.08%
Other	187 2.91%	2,119 3.14%	5,975 3.06%
Households			
2019 Projection	2,700	26,491	76,997
2014 Estimate	2,525	24,852	72,524
2010 Census	2,363	23,490	69,154
Growth 2014 - 2019	6.93%	6.60%	6.17%
Growth 2010 - 2014	0.77%	3.94%	2.97%
Owner Occupied	1,810 71.68%	18,417 74.11%	54,824 75.59%
Renter Occupied	715 28.32%	6,435 25.89%	17,700 24.41%
2014 Households by HH Income	2,525	24,853	72,523
Income: <\$25,000	433 17.15%	3,771 15.17%	11,362 15.67%
Income: \$25,000 - \$50,000	689 27.29%	5,582 22.46%	15,283 21.07%
Income: \$50,000 - \$75,000	425 16.83%	4,338 17.45%	13,113 18.08%
Income: \$75,000 - \$100,000	307 12.16%	4,147 16.69%	11,673 16.10%
Income: \$100,000 - \$125,000	273 10.81%	3,029 12.19%	8,343 11.50%
Income: \$125,000 - \$150,000	144 5.70%	1,591 6.40%	4,719 6.51%
Income: \$150,000 - \$200,000	154 6.10%	1,441 5.80%	4,305 5.94%
Income: \$200,000+	100 3.96%	954 3.84%	3,725 5.14%
2014 Avg Household Income	\$76,662	\$80,793	\$83,853
2014 Med Household Income	\$56,887	\$68,125	\$68,496

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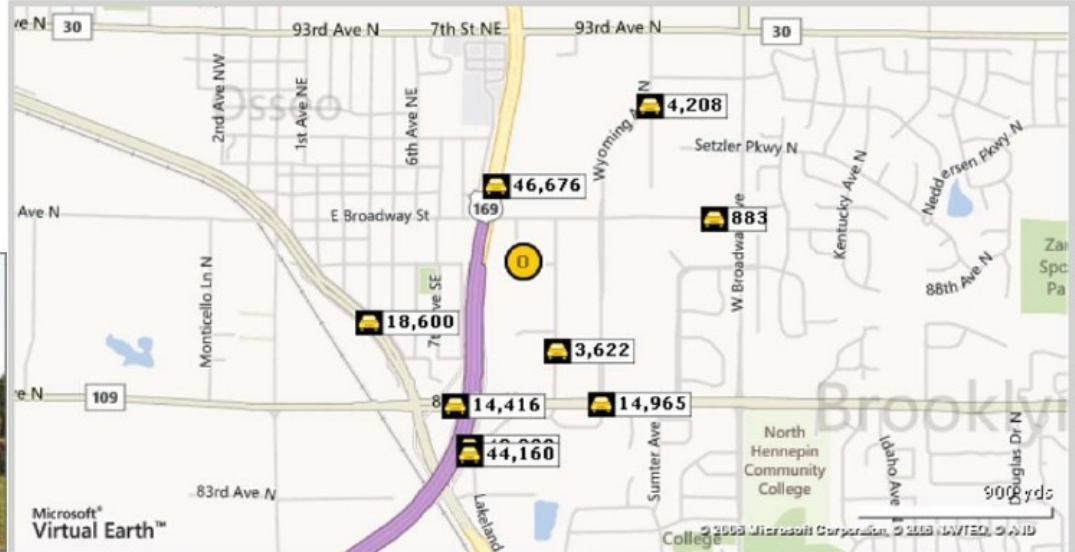


TRAFFIC SUMMARY

Traffic Count Report

8848 N Zealand Ave, Brooklyn Park, MN 55445

Building Type: **Class C Office**
Class: **C**
RBA: **3,900 SF**
Typical Floor: **3,900 SF**
Total Available: **3,900 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 United States Highway 169		0.00	2012	46,676	MPSI	.21
2 Xylon Ave N	Xylon Ct	0.05 N	2012	3,622	MPSI	.26
3 85th Ave N	US Hwy 169	0.05 E	2012	14,416	MPSI	.43
4 85th Ave N	Wyoming Ave N	0.01 E	2012	14,965	MPSI	.44
5 County Road 152		0.00	2012	22,384	MPSI	.44
6 Co Rd 81	US Hwy 52 Access Rd	0.01 NW	2011	18,600	AADT	.44
7 US Hwy 169	85th Ave N	0.11 N	2010	42,000	AADT	.51
8 89th Ave N	W Broadway Ave	0.08 E	2012	883	MPSI	.52
9 Wyoming Ave N	89th Ave N	0.32 SW	2012	4,208	MPSI	.53
10 United States Highway 169		0.00	2012	44,160	MPSI	.54

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