



FOR SALE

Office Condo with Class A Finishes

FEATURES

Great location in
Maple Grove!

Granite Countertops

Three Zone Heating
/Cooling System

Kitchen with appliances
(including ice maker)

Beautiful woodwork on
both levels

Upgraded Flooring

BUILDING FACTS

2-level "High End" office
space totaling 3,683 sf

Built in 2006

Air Exchanger

Too many upgrades
to list!!!

Presented By

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PRICE REDUCED!!



11236 86th Avenue North
Maple Grove, MN

OVERVIEW

Great opportunity to own a beautifully finished
office condo in Maple Grove.

ASKING RATE:

~~\$460,375~~

\$449,000

Don't miss out on this opportunity!

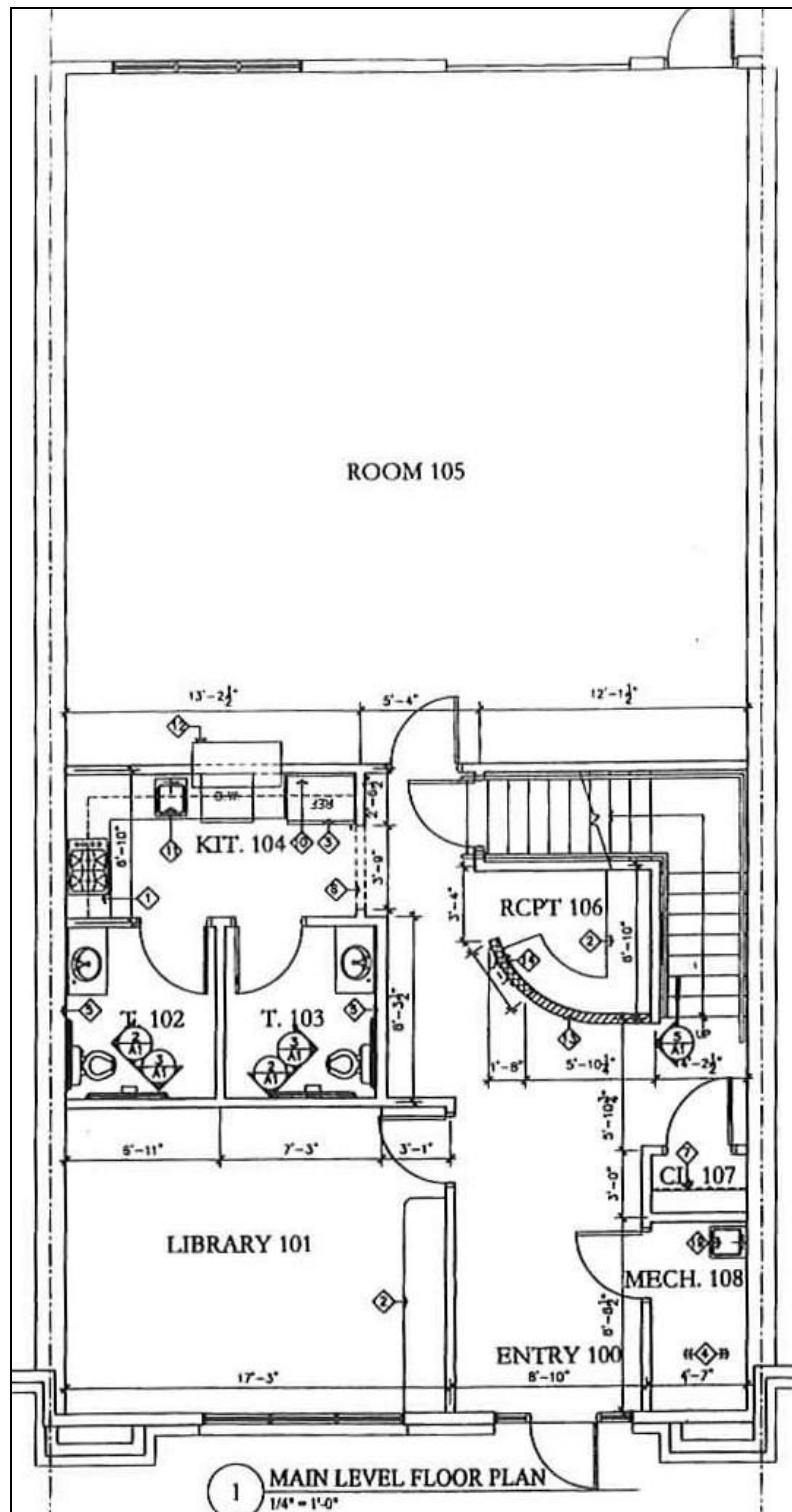
Aerial & Map

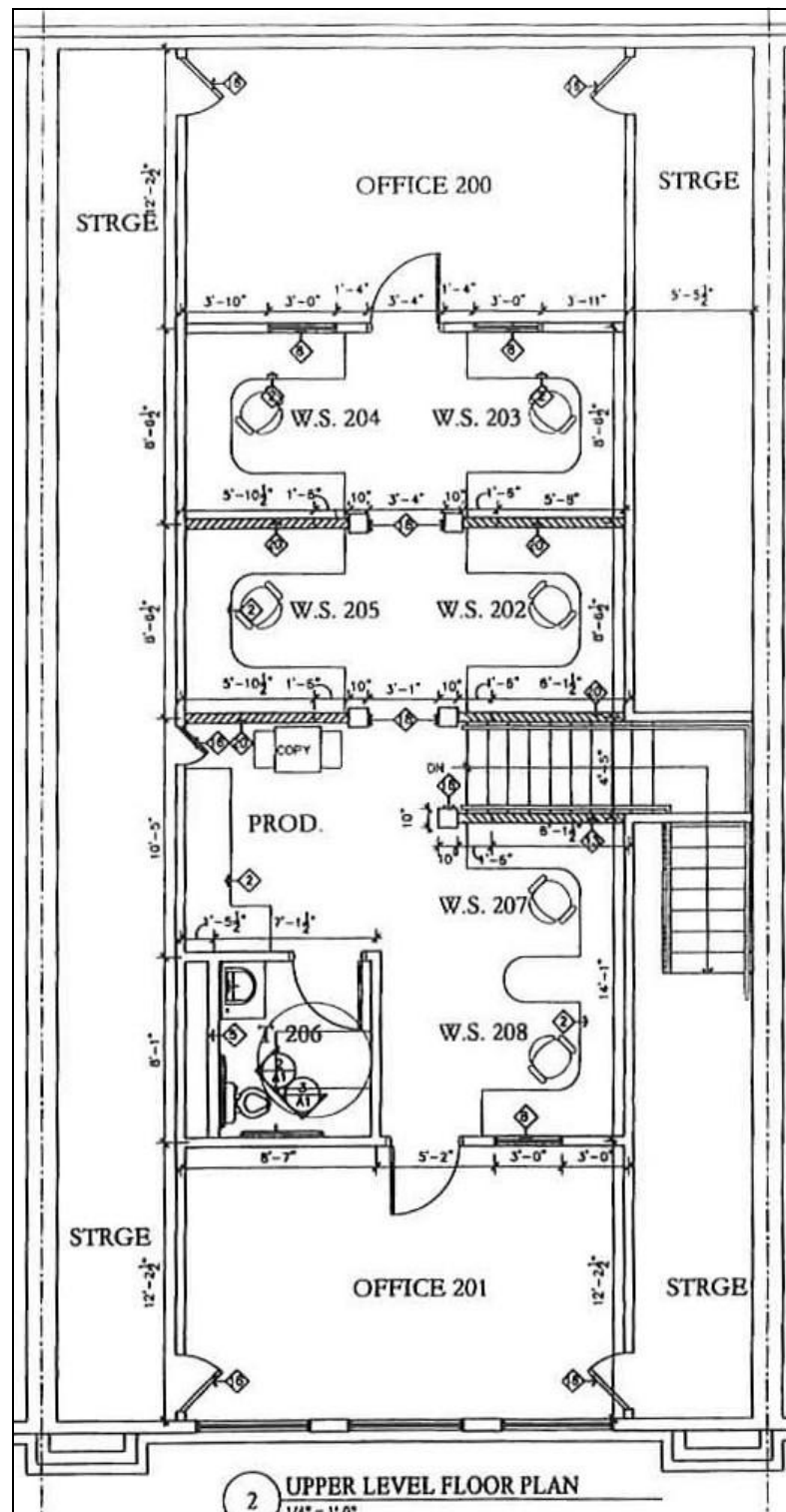


Photo Gallery




Main Floor Plan



$$114^\circ = 180^\circ$$


Demographics

Demographic Summary Report

Weaver Lake Town Office Park					
11236 N 86th Ave, Maple Grove, MN 55369					
Building Type: Class C Office		Total Available: 0 SF			
Class: C		% Leased: 100%			
RBA: 2,547 SF		Rent/SF/Yr: -			
Typical Floor: 2,547 SF					
Radius	1 Mile		3 Mile		5 Mile
Population					
2014 Projection	4,448		49,690		165,515
2009 Estimate	4,072		48,982		159,464
2000 Census	3,125		47,853		143,874
Growth 2009 - 2014	9.20%		1.40%		3.80%
Growth 2000 - 2009	30.30%		2.40%		10.80%
2009 Population by Hispanic Origin	104		979		4,989
2009 Population By Race	4,072		48,982		159,464
White	3,750	92.09%	42,822	87.42%	126,648 79.42%
Black or African American	61	1.50%	2,104	4.30%	15,160 9.51%
American Indian and Alaska Native	12	0.29%	187	0.38%	681 0.43%
Asian	166	4.08%	2,537	5.18%	10,715 6.72%
Native Hawaiian and Pacific Islander	0	0.00%	29	0.06%	89 0.06%
Other Race	33	0.81%	316	0.65%	2,319 1.45%
Two or More Races	51	1.25%	988	2.02%	3,852 2.42%
Households					
2014 Projection	1,722		18,392		60,919
2009 Estimate	1,553		18,041		58,545
2000 Census	1,133		17,207		52,138
Growth 2009 - 2014	10.80%		1.90%		4.10%
Growth 2000 - 2009	37.10%		4.80%		12.30%
Owner Occupied	1,483	95.49%	15,849	87.85%	46,215 78.94%
Renter Occupied	71	4.57%	2,193	12.16%	12,330 21.06%
2009 Households by HH Income	1,553		18,041		58,546
Income Less Than \$15,000	8	0.52%	296	1.64%	1,992 3.40%
Income: \$15,000 - \$24,999	37	2.38%	417	2.31%	2,294 3.92%
Income: \$25,000 - \$34,999	38	2.45%	723	4.01%	3,037 5.19%
Income: \$35,000 - \$49,999	145	9.34%	1,430	7.93%	5,384 9.20%
Income: \$50,000 - \$74,999	277	17.84%	3,830	21.23%	11,324 19.34%
Income: \$75,000 - \$99,999	287	18.48%	3,002	16.64%	8,867 15.15%
Income: \$100,000 - \$149,999	602	38.76%	6,016	33.35%	16,620 28.39%
Income: \$150,000 - \$249,999	132	8.50%	1,901	10.54%	7,065 12.07%
Income: \$250,000 - \$499,999	20	1.29%	341	1.89%	1,611 2.75%
Income: \$500,000 or more	7	0.45%	85	0.47%	352 0.60%
2009 Avg Household Income	\$102,588		\$104,362		\$104,678
2009 Med Household Income	\$98,033		\$92,957		\$87,981
2009 Per Capita Income	\$39,386		\$38,533		\$38,631



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4/8/2010
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Traffic Count

Traffic Count Report

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Building Type: Class C Office
Class: C
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Typical Floor: 2,547 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 Forestview Ln N	Weaver Lake Rd	0.09 S	2006	755	AADT	.21
2 Zachary Ln N	89th Ave N	0.08 N	2007	13,700	AADT	.38
3 Forestview Ln N	88th Pl N	0.04 N	2006	469	AADT	.42
4 County Road 109		0.00	2007	14,300	AADT	.48
5 Zachary Ln N	89th Ave N	0.04 S	2007	14,600	AADT	.50
6 Weaver Lake Rd	Jonquill Ln N	0.21 NE	2007	13,400	AADT	.63
7 Forestview Ln N	92nd Pl N	0.05 N	2007	1,650	AADT	.86
8 89th Ave N	Norwood Ln N	0.03 E	2007	4,400	AADT	.86
9 Zachary Ln N	Co Rd 81	0.04 S	2007	12,800	AADT	.89
10 Pineview Ln N	88th Ave N	0.02 S	2007	3,050	AADT	.89

