



FOR SALE

**11250 86th Avenue No.
Maple Grove, MN**

FEATURES

Floor plan consists of a Reception Area, 3 open area's for cubicles (320 sf / each) , Office Break room with 2 rest rooms

Convenient location near I-694/94 near many restaurants & shopping at Arbor Lakes.

Great visibility off Weaver Lake Road .

BUILDING FACTS

1,920 sf Available

Main Level Floor Plan with one rear entrance.

Built in 2004

Ample Parking

PRESENTED BY:

Arrow Real Estate

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FOR SALE

\$249,900

Property Taxes: \$7,296.00/ yr.
Association Dues: \$237 / mo.

**Arrow Real Estate Corporation is pleased to present this
office condo for sale in Maple Grove, MN**

Aerial & Map

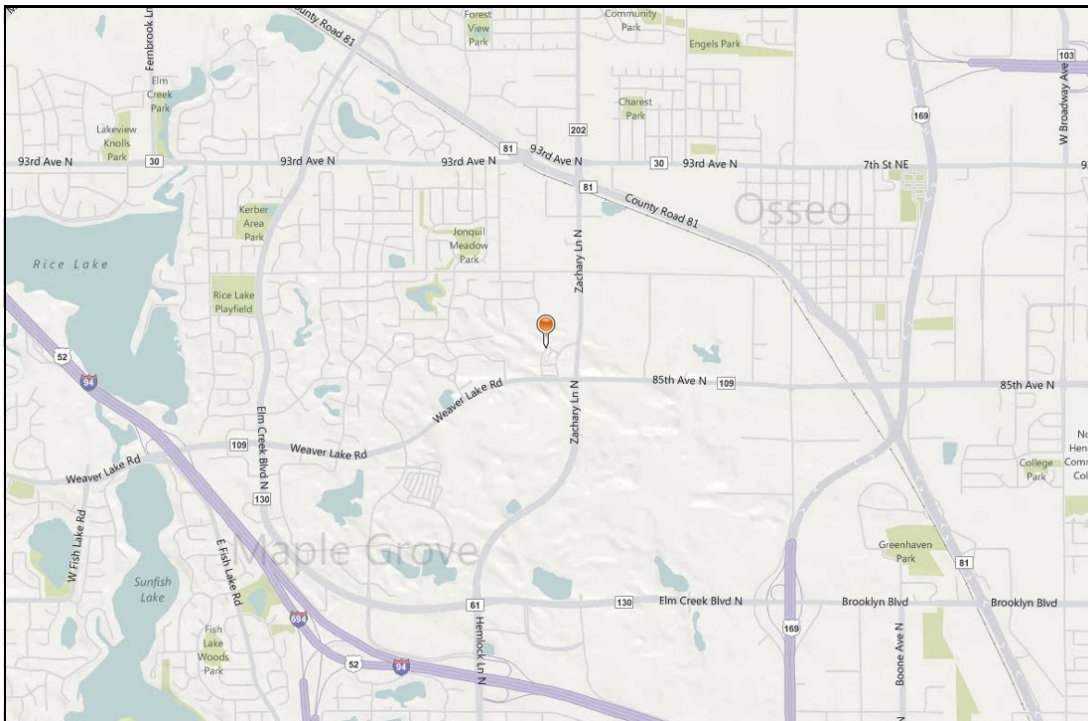
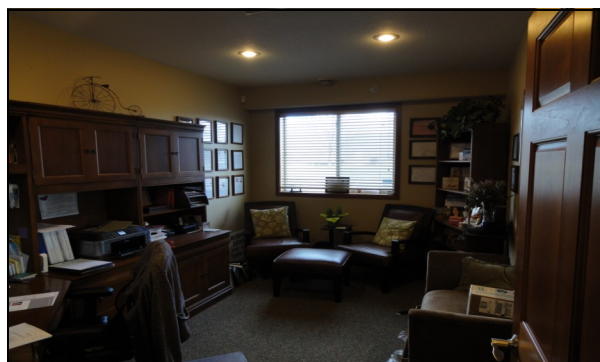
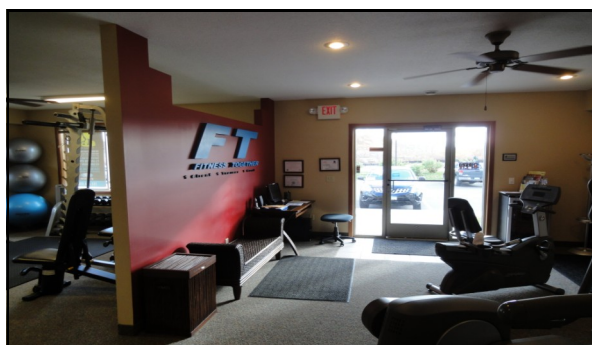
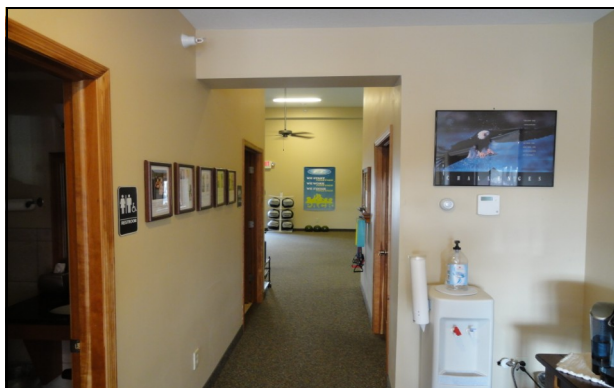
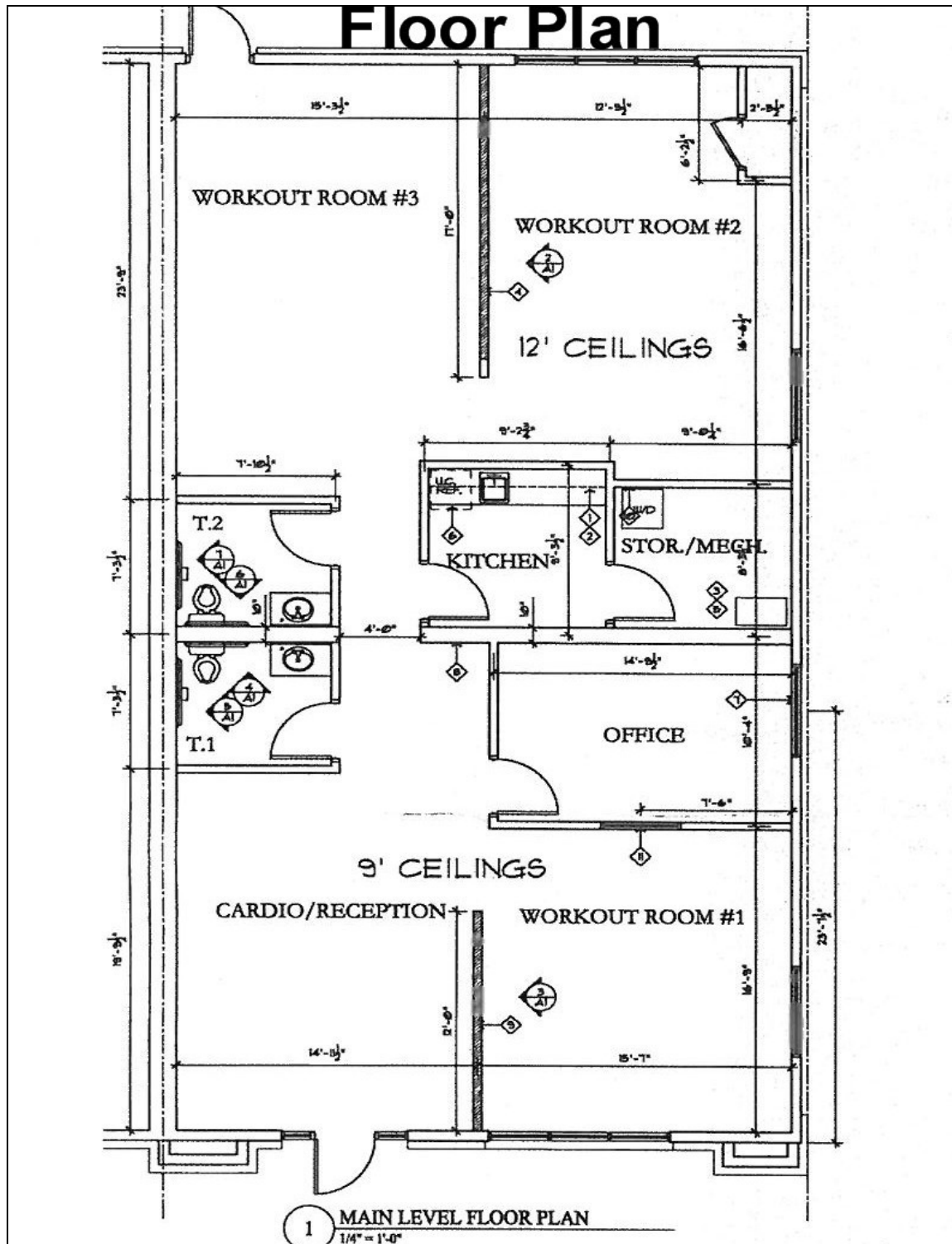


Photo Gallery




Main Level Floor Plan



Demographic Summary

Demographic Summary Report

Weaver Lake Business Park									
11250-11258 N 86th Ave, Maple Grove, MN 55369									
Building Type: Class B Office		Total Available: 0 SF							
Class: B		% Leased: 100%							
RBA: 8,954 SF		Rent/SF/Yr: -							
Typical Floor: 8,954 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2015 Projection		4,103		51,194		168,394			
2010 Estimate		3,682		50,057		161,256			
2000 Census		2,602		48,649		144,386			
Growth 2010 - 2015		11.40%		2.30%		4.40%			
Growth 2000 - 2010		41.50%		2.90%		11.70%			
2010 Population by Hispanic Origin		107		1,255		6,262			
2010 Population By Race		3,682		50,057		161,256			
White		3,412 92.67%		44,052 88.00%		130,134 80.70%			
Black or African American		49 1.33%		2,035 4.07%		14,066 8.72%			
American Indian and Alaska Native		16 0.43%		224 0.45%		803 0.50%			
Asian		126 3.42%		2,268 4.53%		9,309 5.77%			
Native Hawaiian and Pacific Islander		0 0.00%		34 0.07%		109 0.07%			
Other Race		31 0.84%		403 0.81%		2,825 1.75%			
Two or More Races		49 1.33%		1,041 2.08%		4,010 2.49%			
Households									
2015 Projection		1,637		18,977		61,883			
2010 Estimate		1,453		18,491		59,131			
2000 Census		979		17,596		52,301			
Growth 2010 - 2015		12.70%		2.60%		4.70%			
Growth 2000 - 2010		48.40%		5.10%		13.10%			
Owner Occupied		1,384 95.25%		16,211 87.67%		46,691 78.96%			
Renter Occupied		68 4.68%		2,281 12.34%		12,440 21.04%			
2010 Households by HH Income		1,454		18,492		59,132			
Income Less Than \$15,000		13 0.89%		341 1.84%		2,004 3.39%			
Income: \$15,000 - \$24,999		32 2.20%		566 3.06%		2,313 3.91%			
Income: \$25,000 - \$34,999		42 2.89%		776 4.20%		3,066 5.19%			
Income: \$35,000 - \$49,999		148 10.18%		1,599 8.65%		5,433 9.19%			
Income: \$50,000 - \$74,999		223 15.34%		3,936 21.28%		12,296 20.79%			
Income: \$75,000 - \$99,999		386 26.55%		3,299 17.84%		10,376 17.55%			
Income: \$100,000 - \$149,999		501 34.46%		6,160 33.31%		16,205 27.40%			
Income: \$150,000 - \$249,999		85 5.85%		1,500 8.11%		5,981 10.11%			
Income: \$250,000 - \$499,999		17 1.17%		259 1.40%		1,181 2.00%			
Income: \$500,000 or more		7 0.48%		56 0.30%		277 0.47%			
2010 Avg Household Income		\$98,362		\$97,220		\$98,497			
2010 Med Household Income		\$90,180		\$88,440		\$83,801			
2010 Per Capita Income		\$38,832		\$35,924		\$36,341			



Traffic Count Report

Weaver Lake Business Park

11250-11258 N 86th Ave, Maple Grove, MN 55369

Building Type: Class B Office
 Class: B
 RBA: 8,954 SF
 Typical Floor: 8,954 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	.23
2 Zachary Ln N	89th Ave N	0.08 N	2007	13,700	AADT	.40
3 Forestview Ln N	88th Pl N	0.04 N	2006	469	AADT	.45
4 County Road 109		0.00	2007	14,300	AADT	.46
5 Zachary Ln N	89th Ave N	0.04 S	2007	14,600	AADT	.52
6 Weaver Lake Rd	Jonquil Ln N	0.21 NE	2007	13,400	AADT	.63
7 Forestview Ln N	92nd Pl N	0.05 N	2007	1,650	AADT	.89
8 89th Ave N	Norwood Ln N	0.03 E	2007	4,400	AADT	.89
9 Zachary Ln N	Co Rd 81	0.04 S	2007	12,800	AADT	.91
10 Pineview Ln N	88th Ave N	0.02 S	2007	3,050	AADT	.92



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