



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

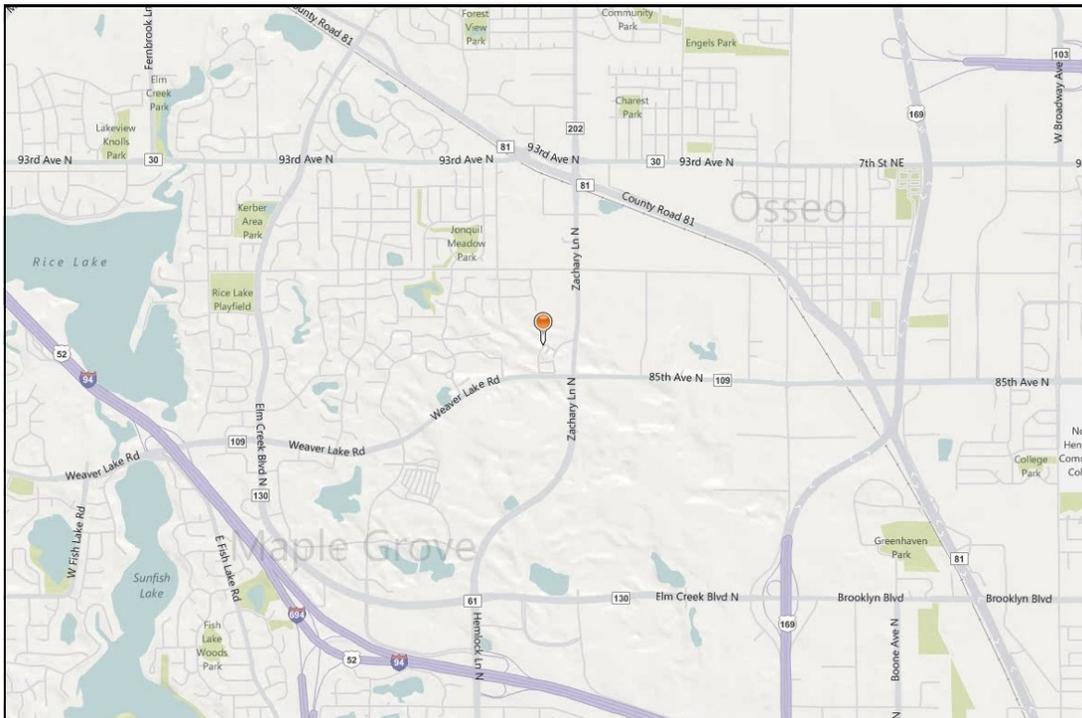
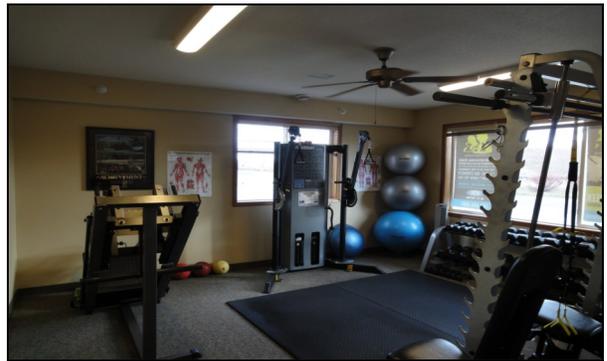
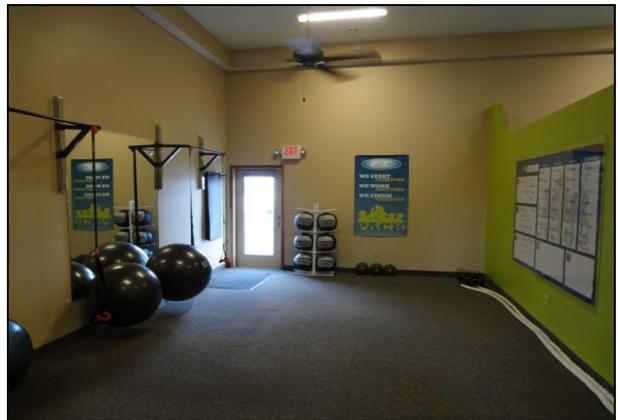
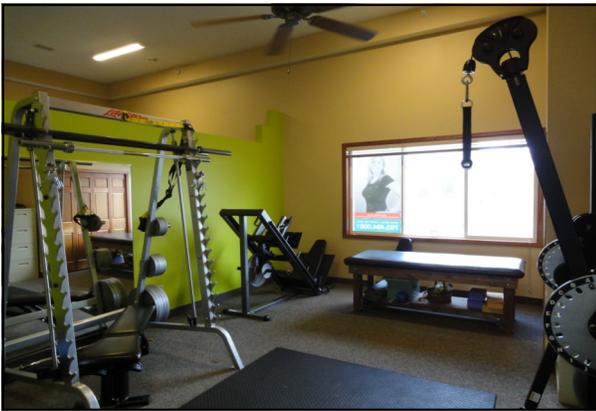
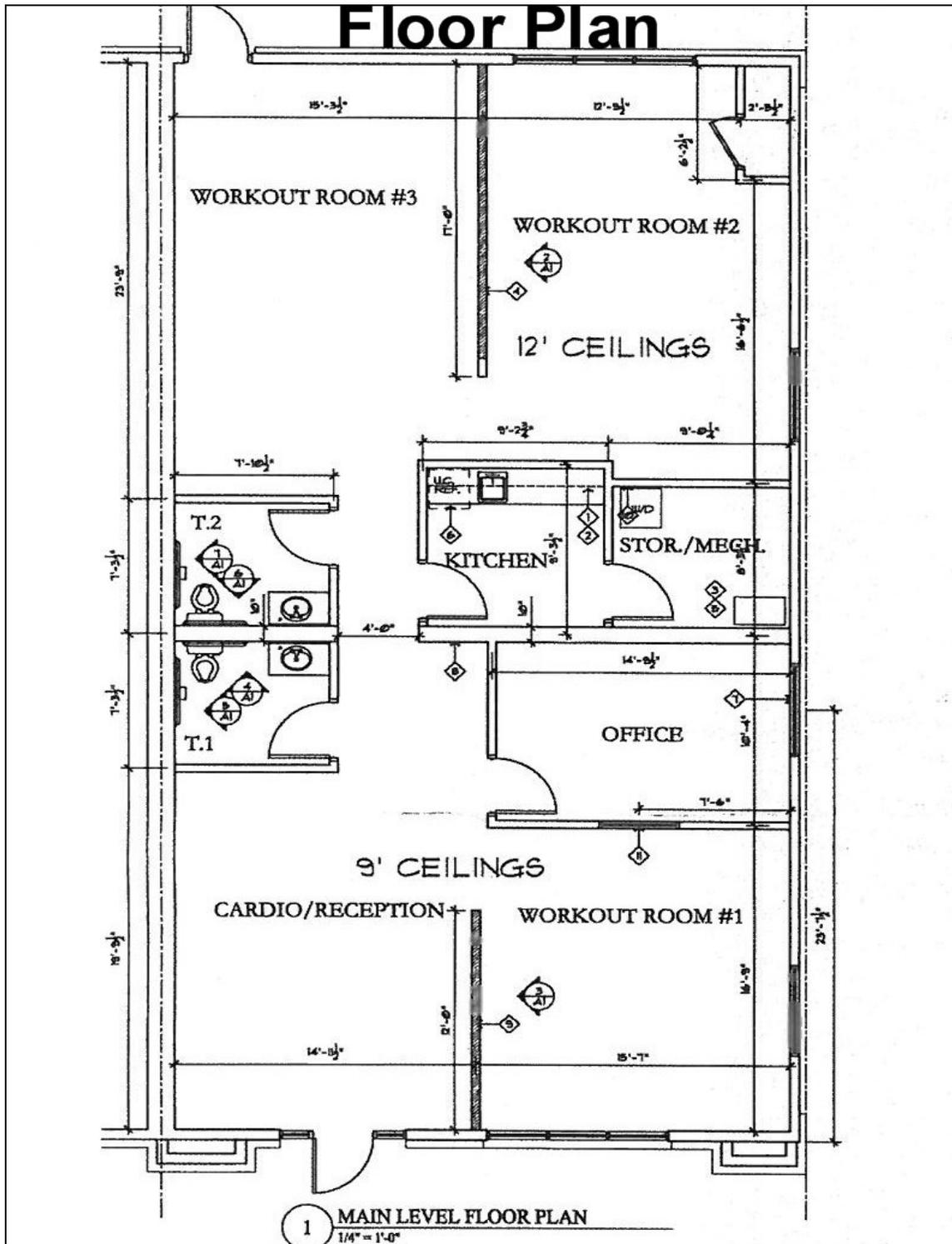


Photo Gallery



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

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 PI 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 PI 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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