



FOR SALE

**11282 86th Avenue No.
Maple Grove, MN**

FEATURES

Unique 2-level unit which includes 8 private offices with an open area ideal for cubicles or a conference room setting

Reception Area includes fireplace & vaulted ceilings with built in bookshelves.

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

High end finishes
Throughout!

BUILDING FACTS

3,584 sf Available

**2-Level office condo with
walkout**

Built in 2003

Ample Parking

**PRESENTED BY:
Arrow Real Estate**

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

FOR SALE

~~\$489,900~~

\$459,900

**Est. Property Taxes (2012)
\$11,304.63**

You must see this property to appreciate it!

Aerial & Map

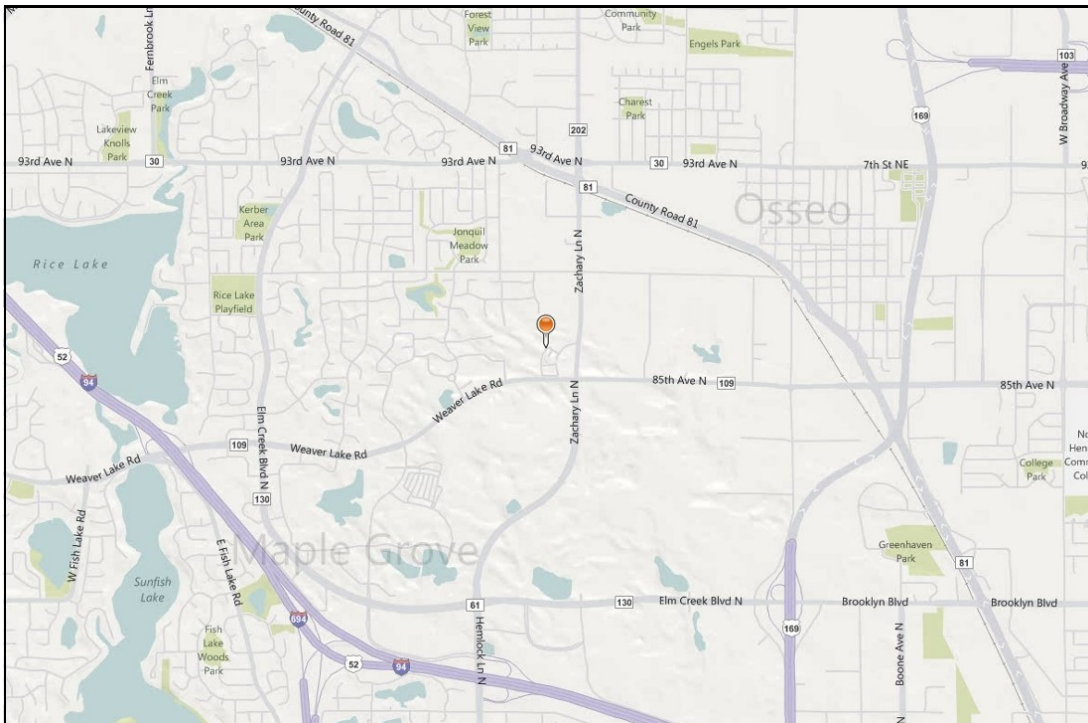
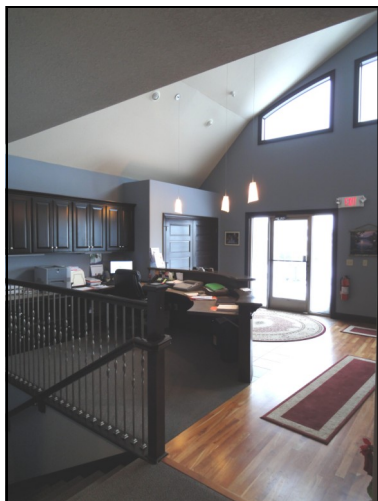
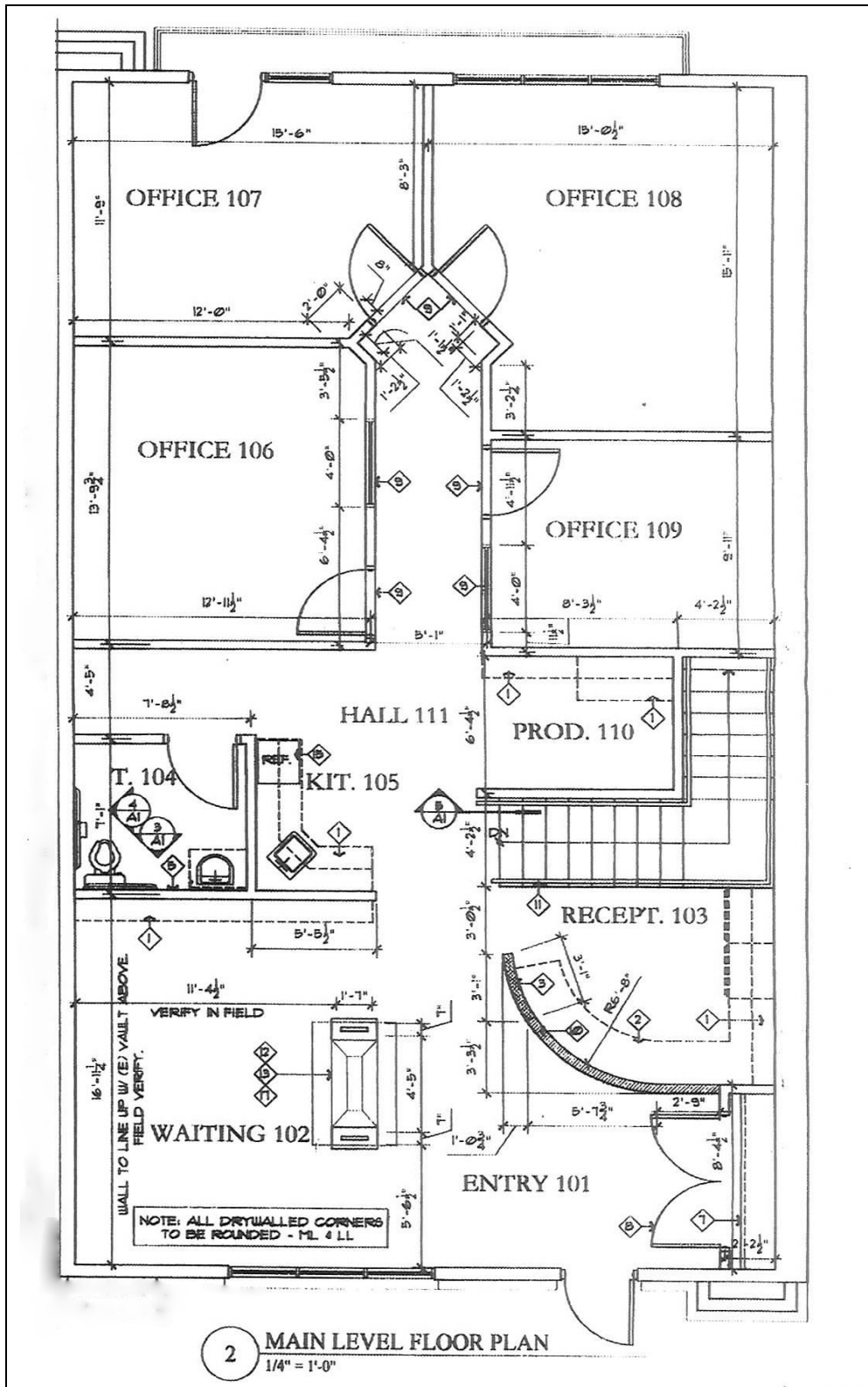


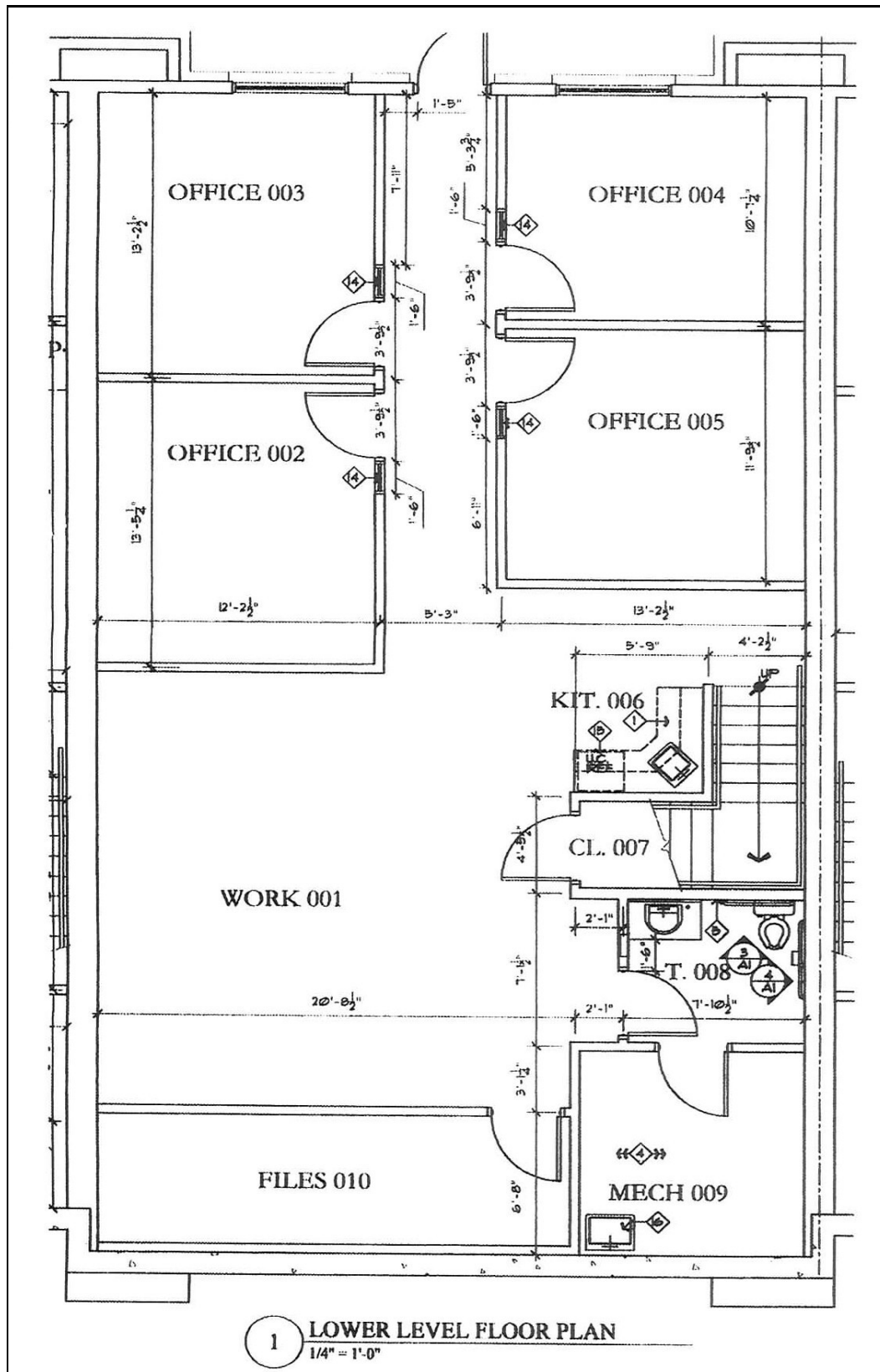
Photo Gallery



Main Level Floor Plan




Lower Level Floor Plan



Demographic Summary

Demographic Summary Report

<div> <div> Building Type: Class C Office Class: C RBA: 2 Typical Floor: 2 </div> <div> Total Available: 50,373 % Leased: 11.5% Rent/SF/Yr: - </div> <div>  </div> </div>			
Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	4,596	50,373	163,523
2009 Estimate	4,221	49,283	157,476
2000 Census	3,276	46,657	142,055
Growth 2009 - 2014	8.90%	2.20%	3.80%
Growth 2000 - 2009	28.80%	5.60%	10.90%
2009 Population by Hispanic Origin	107	954	4,917
2009 Population By Race	4,221	49,283	157,476
White	3,886 92.06%	43,628 88.53%	125,161 79.48%
Black or African American	63 1.49%	1,742 3.53%	14,961 9.50%
American Indian and Alaska Native	13 0.31%	178 0.36%	672 0.43%
Asian	175 4.15%	2,472 5.02%	10,501 6.67%
Native Hawaiian and Pacific Islander	0 0.00%	28 0.06%	89 0.06%
Other Race	33 0.78%	311 0.63%	2,289 1.45%
Two or More Races	51 1.21%	925 1.88%	3,804 2.42%
Households			
2014 Projection	1,766	18,332	60,033
2009 Estimate	1,598	17,877	57,668
2000 Census	1,177	16,642	51,386
Growth 2009 - 2014	10.50%	2.50%	4.10%
Growth 2000 - 2009	35.80%	7.40%	12.20%
Owner Occupied	1,524 95.37%	15,854 88.68%	45,601 79.08%
Renter Occupied	74 4.63%	2,023 11.32%	12,067 20.92%
2009 Households by HH Income	1,598	17,876	57,667
Income Less Than \$15,000	8 0.50%	262 1.47%	1,961 3.40%
Income: \$15,000 - \$24,999	37 2.32%	391 2.19%	2,272 3.94%
Income: \$25,000 - \$34,999	38 2.38%	676 3.78%	2,993 5.19%
Income: \$35,000 - \$49,999	149 9.32%	1,361 7.61%	5,248 9.10%
Income: \$50,000 - \$74,999	285 17.83%	3,715 20.78%	11,093 19.24%
Income: \$75,000 - \$99,999	296 18.52%	2,931 16.40%	8,754 15.18%
Income: \$100,000 - \$149,999	621 38.86%	6,005 33.59%	16,449 28.52%
Income: \$150,000 - \$249,999	136 8.51%	2,058 11.51%	6,953 12.06%
Income: \$250,000 - \$499,999	21 1.31%	385 2.15%	1,595 2.77%
Income: \$500,000 or more	7 0.44%	92 0.51%	349 0.61%
2009 Avg Household Income	\$102,938	\$107,211	\$104,825
2009 Med Household Income	\$98,312	\$95,651	\$88,249
2009 Per Capita Income	\$39,265	\$39,175	\$38,595



Traffic Count

Traffic Count Report

Building Type: **Class C Office**
Class: **C**
RBA:
Typical Floor:
Total Available:
% Leased:
Rent/USF/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	.20
2 Zachary Ln N	89th Ave N	0.08 N	2007	13,700	AADT	.30
3 Forestview Ln N	88th Pl N	0.04 N	2006	469	AADT	.32
4 Zachary Ln N	89th Ave N	0.04 S	2007	14,600	AADT	.41
5 County Road 109		0.00	2007	14,300	AADT	.53
6 Weaver Lake Rd	Jonquill Ln N	0.21 NE	2007	13,400	AADT	.66
7 Forestview Ln N	92nd Pl N	0.05 N	2007	1,650	AADT	.76
8 89th Ave N	Norwood Ln N	0.03 E	2007	4,400	AADT	.79
9 Zachary Ln N	Co Rd 81	0.04 S	2007	12,800	AADT	.79
10 County Road 81		0.00	2007	16,700	AADT	.83



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