

Arrow Real Estate Corporation

# FOR SALE



~Former RJ's Sports Bar~  
12606 Fremont Avenue, Zimmerman MN



## FEATURES:

- Owner Financing Available!
- 2-Story 11,120 Square Foot Sports Bar & Grill
- Building Dimensions: 40'-2" x 139'-6"
- New Roof in 2007
- Remodeled in 1991 & 1994
- A local favorite since 1990
- Seats 299

### Asking Price:

~~\$625,000~~  
\$400,000

## **Chad Weeks • Steve Fischer**

Arrow Real Estate Corporation  
7365 Kirkwood Court N. #335  
Maple Grove, MN 55369

763.424.6355 Office ~ 612.619.9911 Cell ~ 763.424.7980 Fax  
cweeks@arrowcos.com ~ sfischer@arrowcos.com

Visit our website at [www.arrowcos.com](http://www.arrowcos.com)

# For Sale

7365 Kirkwood Court Suite 335, Maple Grove, MN 55369 ~ 763-424-6355



## Site Information

**Location:** 12606 Fremont Ave., Zimmerman, MN 55398

**Description:** Bar & Grill/Restaurant

**Building Size:** 11,120 Total Square Feet

**Lot Size:** 31,799 Square Feet

**Zoning:** Commercial

**Sale Price:** \$695,000

**2011 Taxes:** \$11,546

**PID #'s:** 95-402-0370, 95-402-0360, 95-402-0350, 95-423-0106

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Residential 2013 Projection:</b>	4,931	11,920	19,950
<b>Average Household Income:</b>	\$65,878	\$73,978	\$77,679

## Traffic Counts

**Highway 169:** 30,800 Cars Per Day

## Area Businesses

Zimmerman Bowling Alley  
First National Bank of Elk River  
Bremer Bank  
Hardware Hank & Rental

## Comments

Owner Financing Available! Excellent location within the heart of Zimmerman available for a Restaurant or Bar & Grill. The site is positioned for great success in the Dining Market, with its proximity to Highway 169 and Main Street. The property includes a Banquet room and adjacent parking lot across the street. Sales were estimated at 1.5 million last year. Don't miss out on this great opportunity!



# Aerial



# Additional Building View



# Demographics

## Demographic Summary Report

12606 Fremont Ave, Zimmerman, MN 55398				
Building Type: <b>Retail</b>	Total Available: <b>0 SF</b>			
Secondary: <b>Restaurant</b>	% Leased: <b>100%</b>			
GLA: <b>9,000 SF</b>	Rent/SF/Yr: <b>-</b>			
Year Built: <b>-</b>				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2013 Projection	4,931	11,920	19,950	
2008 Estimate	4,038	9,897	16,620	
2000 Census	2,616	6,674	11,307	
Growth 2008 - 2013	22.12%	20.44%	20.04%	
Growth 2000 - 2008	54.36%	48.29%	46.99%	
2008 Population by Hispanic Origin				
	80	157	232	
2008 Population By Race				
	4,038	9,897	16,620	
White	3,906	9,611	97.11%	16,157 97.21%
Black or African American	3	12	0.12%	24 0.14%
American Indian and Alaska Native	9	24	0.24%	43 0.26%
Asian	34	81	0.82%	135 0.81%
Native Hawaiian and Pacific Islander	0	0	0.00%	0 0.00%
Other Race	21	53	0.54%	91 0.55%
Two or More Races	63	114	1.15%	172 1.03%
Households				
2013 Projection	1,706	4,087	6,799	
2008 Estimate	1,375	3,342	5,583	
2000 Census	867	2,195	3,706	
Growth 2008 - 2013	24.09%	22.30%	21.78%	
Growth 2000 - 2008	58.61%	52.24%	50.65%	
Owner Occupied	1,237	3,110	93.06%	5,277 94.52%
Renter Occupied	138	232	6.94%	306 5.48%
2008 Households by HH Income				
	1,375	3,340	5,583	
Income Less Than \$15,000	73	123	3.68%	173 3.10%
Income: \$15,000 - \$24,999	84	168	5.03%	244 4.37%
Income: \$25,000 - \$34,999	118	235	7.04%	355 6.36%
Income: \$35,000 - \$49,999	240	515	15.42%	802 14.37%
Income: \$50,000 - \$74,999	449	1,011	30.27%	1,614 28.91%
Income: \$75,000 - \$99,999	227	649	19.43%	1,163 20.83%
Income: \$100,000 - \$149,999	141	490	14.67%	949 17.00%
Income: \$150,000 - \$249,999	34	117	3.50%	226 4.05%
Income: \$250,000 - \$499,999	6	24	0.72%	44 0.79%
Income: \$500,000 or more	3	8	0.24%	13 0.23%
2008 Avg Household Income				
	\$65,878	\$73,978	\$77,679	
2008 Med Household Income				
	\$58,412	\$65,513	\$68,858	
2008 Per Capita Income				
	\$22,434	\$24,998	\$26,120	



# Traffic Count

## Traffic Count Report

12606 Fremont Ave, Zimmerman, MN 55398

Building Type: Retail  
 Secondary: Restaurant  
 GLA: 9,000 SF  
 Year Built: -  
 Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Yr: -



Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 261st Ave	0.68 W	2003	6,500	AAAT	.92
2 Fremont Dr	0.59 S	2003	305	AAAT	.92
3 United States Highway 169	0.84 NW	2003	30,800	AAAT	.96



This copyrighted report contains research licensed to Arrow Real Estate Corporation - 262344.