

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

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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

Residential 2013

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

Traffic Counts

Highway 169: 30,800 Cars Per Day

Area Businesses

Zimmerman Bowling Alley

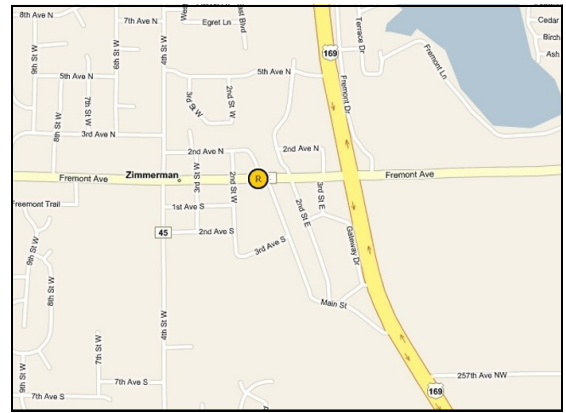
First National Bank of Elk River

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: Retail		Total Available: 0 SF				
Secondary: Restaurant		% Leased: 100%				
GLA: 9,000 SF		Rent/SF/Yr: -				
Year Built: -						
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	96.73%	9,611	97.11%	16,157	97.21%
Black or African American	3	0.07%	12	0.12%	24	0.14%
American Indian and Alaska Native	9	0.22%	24	0.24%	43	0.26%
Asian	34	0.84%	81	0.82%	135	0.81%
Native Hawaiian and Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other Race	21	0.52%	53	0.54%	91	0.55%
Two or More Races	63	1.56%	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	89.96%	3,110	93.06%	5,277	94.52%
Renter Occupied	138	10.04%	232	6.94%	306	5.48%
2008 Households by HH Income						
	1,375		3,340		5,583	
Income Less Than \$15,000	73	5.31%	123	3.68%	173	3.10%
Income: \$15,000 - \$24,999	84	6.11%	168	5.03%	244	4.37%
Income: \$25,000 - \$34,999	118	8.58%	235	7.04%	355	6.36%
Income: \$35,000 - \$49,999	240	17.45%	515	15.42%	802	14.37%
Income: \$50,000 - \$74,999	449	32.65%	1,011	30.27%	1,614	28.91%
Income: \$75,000 - \$99,999	227	16.51%	649	19.43%	1,163	20.83%
Income: \$100,000 - \$149,999	141	10.25%	490	14.67%	949	17.00%
Income: \$150,000 - \$249,999	34	2.47%	117	3.50%	226	4.05%
Income: \$250,000 - \$499,999	6	0.44%	24	0.72%	44	0.79%
Income: \$500,000 or more	3	0.22%	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	

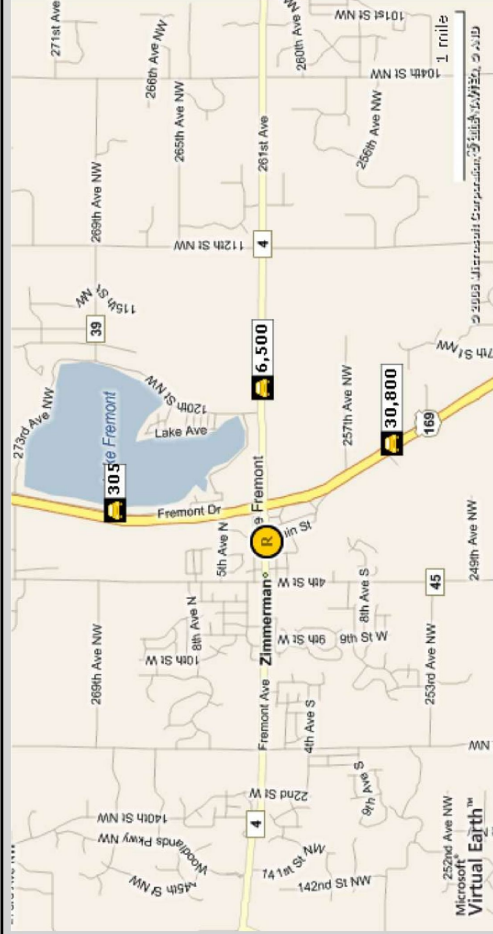


Traffic Count

Traffic Count Report

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



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