

**FOR
SALE**

CHILD CARE CENTER

26070 4th St. West
Zimmerman, MN 55398



5,080 SF DAY CARE FACILITY - FOR SALE IN ZIMMERMAN, MN



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SALES PRICE:

\$550,000

Property Taxes - \$22,274.00 (2013)

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FEATURES

- 5,080 SF DAY CARE FACILITY with outside playground - FOR SALE.
- Located off Freemont Ave. & 4th Street, just blocks from schools.
- Zoned Commercial Preferred.

FACTS

- \$22,274.00- 2013 Property Taxes
- PID # - 95-411-0110



Office (763) 424-6355

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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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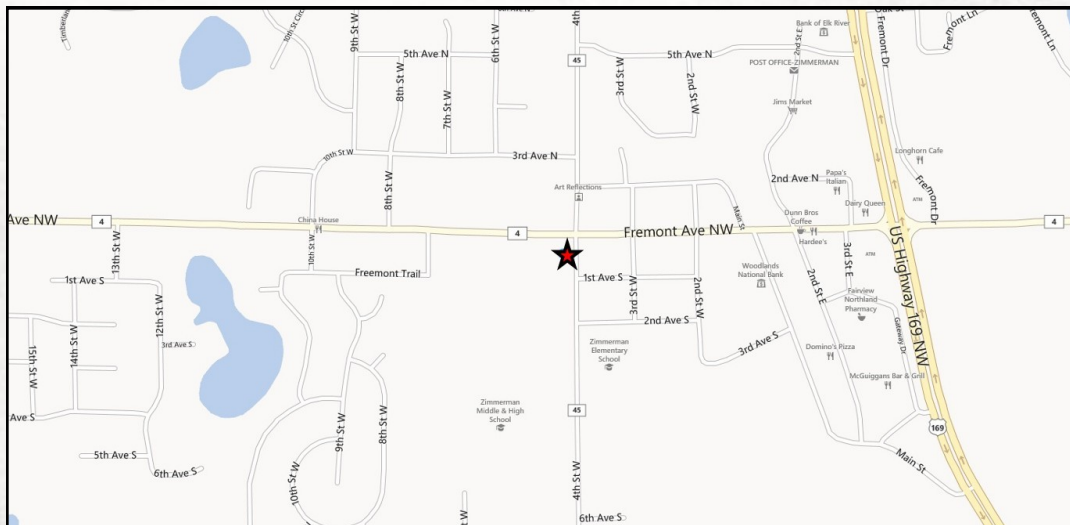
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AERIAL & MAP



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PROPERTY FACTS

Building Size:	5,080 SF - Main Level
Year Built:	1997
Lot Size:	0.71 Acres
PID #:	95-411-0110
Zoning:	Commercial Preferred
Parking:	15 parking stalls
2013 Real Estate Taxes:	\$22,274.00



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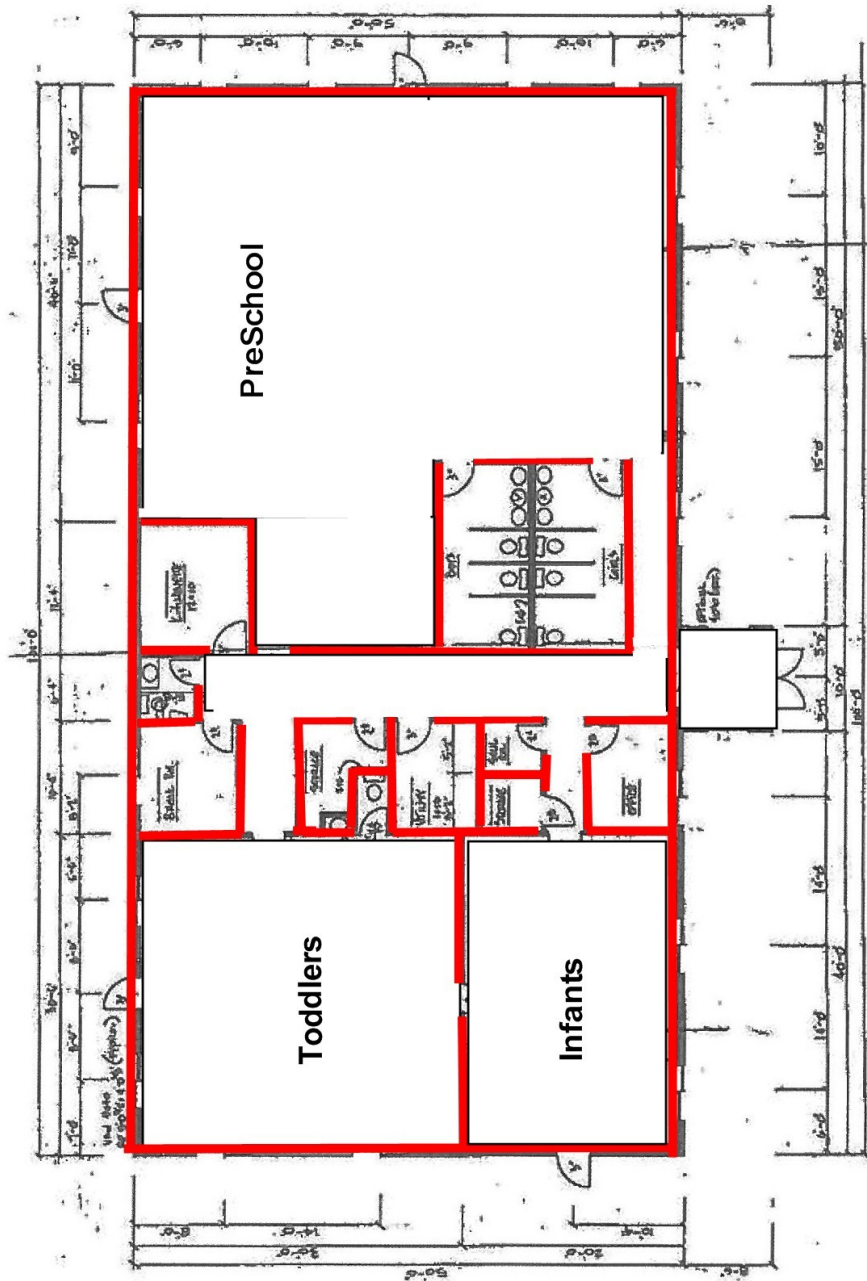
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FLOOR PLAN - MAIN LEVEL



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PHOTO GALLERY



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DEMOGRAPHICS

Demographic Summary Report


26070 4th St W, Zimmerman, MN 55398

Building Type: General Retail
Secondary: Day Care Center
GLA: 4,966 SF
Year Built: -

Total Available: 0 SF
% Leased: 100%
Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2016 Projection	4,375	11,299	17,866
2011 Estimate	4,271	10,953	17,356
2010 Census	4,256	10,878	17,251
Growth 2011 - 2016	2.40%	3.20%	2.90%
Growth 2010 - 2011	0.30%	0.70%	0.60%
2011 Population by Hispanic Origin	93	183	268
2011 Population By Race	4,271	10,953	17,356
White	4,082 95.57%	10,509 95.95%	16,699 96.21%
Black or African American	42 0.98%	71 0.65%	95 0.55%
American Indian and Alaska Native	22 0.52%	58 0.53%	90 0.52%
Asian	39 0.91%	105 0.96%	154 0.89%
Native Hawaiian and Pacific Islander	0 0.00%	1 0.01%	2 0.01%
Other Race	22 0.52%	46 0.42%	64 0.37%
Two or More Races	65 1.52%	163 1.49%	253 1.46%
Households			
2016 Projection	1,528	3,778	6,014
2011 Estimate	1,485	3,653	5,830
2010 Census	1,479	3,627	5,793
Growth 2011 - 2016	2.80%	3.40%	3.10%
Growth 2010 - 2011	0.40%	0.70%	0.60%
Owner Occupied	1,173 78.99%	3,142 86.01%	5,174 88.75%
Renter Occupied	313 21.08%	511 13.99%	656 11.25%
2011 Households by HH Income	1,486	3,653	5,829
Income: Less Than \$15,000	125 8.41%	208 5.69%	282 4.84%
Income: \$15,000 - \$24,999	99 6.66%	217 5.94%	332 5.70%
Income: \$25,000 - \$34,999	97 6.53%	235 6.43%	378 6.48%
Income: \$35,000 - \$49,999	227 15.28%	507 13.88%	782 13.42%
Income: \$50,000 - \$74,999	424 28.53%	940 25.73%	1,473 25.27%
Income: \$75,000 - \$99,999	267 17.97%	713 19.52%	1,189 20.40%
Income: \$100,000 - \$149,999	183 12.31%	587 16.07%	1,005 17.24%
Income: \$150,000 - \$199,999	47 3.16%	165 4.52%	254 4.36%
Income: \$200,000+	17 1.14%	81 2.22%	134 2.30%
2011 Avg Household Income	\$68,204	\$77,127	\$78,783
2011 Med Household Income	\$58,505	\$65,051	\$67,268
2011 Per Capita Income	\$23,373	\$25,847	\$26,301



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