



Town Center Office Plaza
3515 Plymouth Blvd. Suite 105
Plymouth, MN 55447

FOR LEASE - 1,560 SF Office Condo



FEATURES:

- 1,560 SF Office Space available For Lease
- 5 to 6 offices, front desk, bathroom & kitchenette.
- Hardwood Floors, granite countertops and other high end features!
- Great location with high traffic counts and signage.

Lease Rate

\$16.00 / psf NNN

Tax: \$4.17 / psf Cam: \$2.65 / psf



FACTS:

- ▲ Built in 2004
- ▲ One mile west of I-494 & Hwy. 55
- ▲ On street parking available on Plymouth Blvd.
- ▲ Convenient location near other retail and restaurants including Caribou, Lifetime & Cub Foods.

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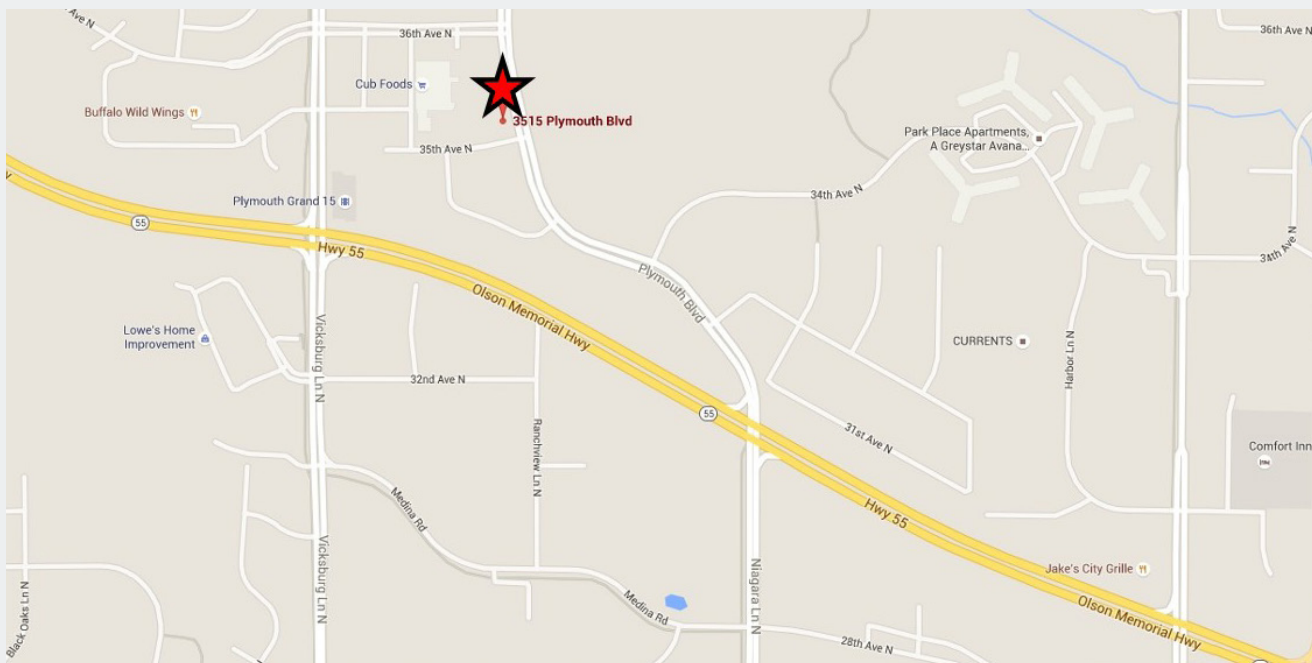


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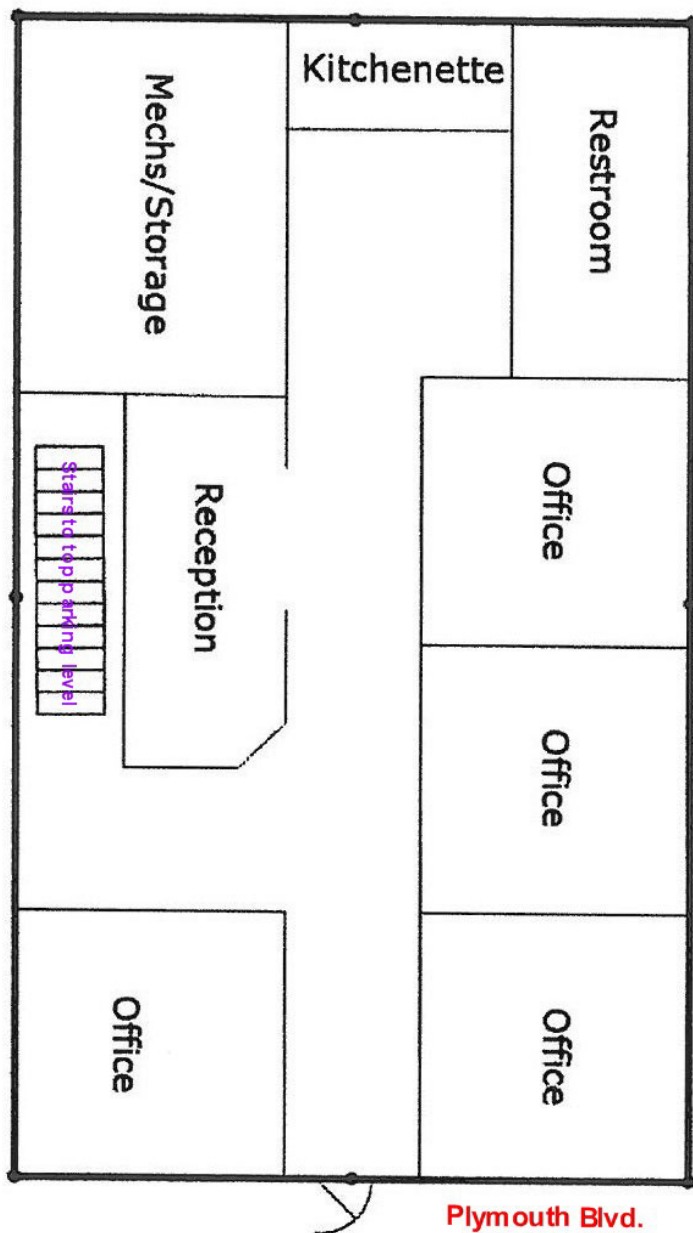
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FLOOR PLAN

FOR LEASE - 1,560 SF Office Condo



MAIN LEVEL

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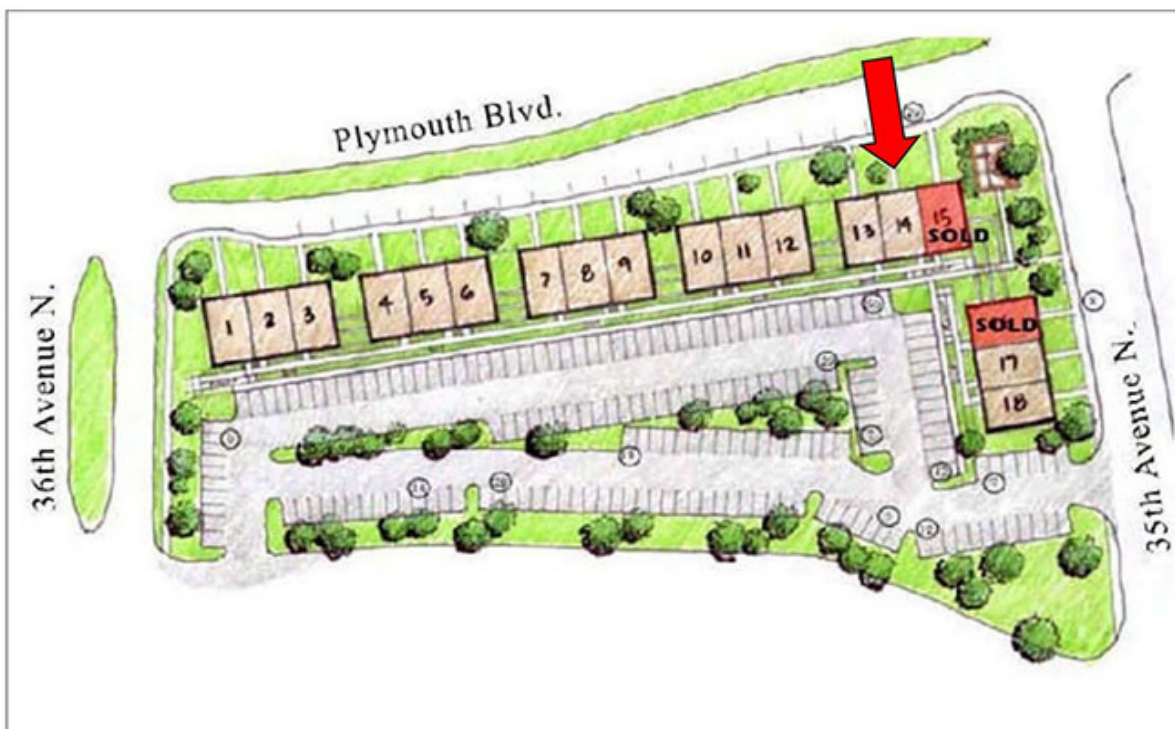
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SITE PLAN

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PHOTO GALLERY

FOR LEASE - 1,560 SF Office Condo



Front Street View



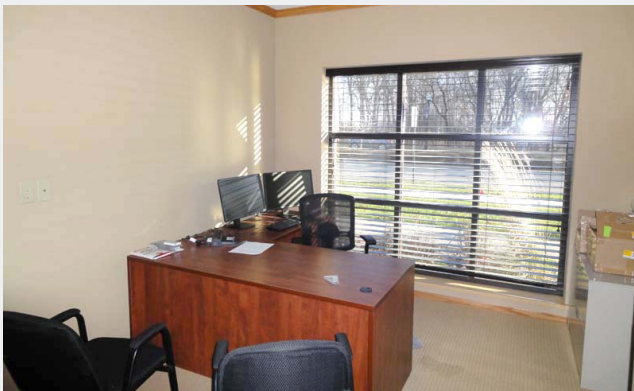
Reception Desk



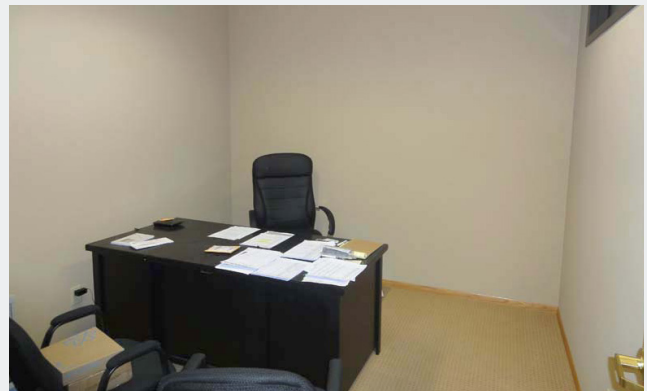
Office View



Kitchenette



Office View



Middle Office

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DEMOGRAPHICS

FOR LEASE - 1,560 SF Office Condo

Demographic Summary Report

Town Center Office Plaza				
3515 Plymouth Blvd, Plymouth, MN 55447				
Building Type: Class B Office		Total Available: 0 SF		
Class: B		% Leased: 100%		
RBA: 9,360 SF		Rent/SF/Yr: -		
Typical Floor: 4,680 SF				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2020 Projection	9,497	59,691	148,371	
2015 Estimate	8,932	56,175	139,552	
2010 Census	8,302	52,365	129,739	
Growth 2015 - 2020	6.33%	6.26%	6.32%	
Growth 2010 - 2015	7.59%	7.28%	7.56%	
2015 Population by Hispanic Origin	280	1,429	4,644	
2015 Population By Race	8,932	56,175	139,552	
White	6,960 77.92%	47,641 84.81%	118,205	84.70%
Black	558 6.25%	2,610 4.65%	8,287	5.94%
Am. Indian & Alaskan	21 0.24%	152 0.27%	457	0.33%
Asian	1,165 13.04%	4,581 8.15%	9,494	6.80%
Hawaiian & Pacific Island	2 0.02%	15 0.03%	56	0.04%
Other	226 2.53%	1,176 2.09%	3,053	2.19%
Households				
2020 Projection	4,266	23,826	60,713	
2015 Estimate	4,005	22,392	57,024	
2010 Census	3,705	20,828	52,890	
Growth 2015 - 2020	6.52%	6.40%	6.47%	
Growth 2010 - 2015	8.10%	7.51%	7.82%	
Owner Occupied	2,133 53.26%	17,139 76.54%	41,084	72.05%
Renter Occupied	1,872 46.74%	5,253 23.46%	15,940	27.95%
2015 Households by HH Income	4,004	22,393	57,024	
Income: <\$25,000	593 14.81%	2,208 9.86%	6,983	12.25%
Income: \$25,000 - \$50,000	772 19.28%	3,153 14.08%	8,881	15.57%
Income: \$50,000 - \$75,000	735 18.36%	3,021 13.49%	9,132	16.01%
Income: \$75,000 - \$100,000	495 12.36%	3,032 13.54%	7,987	14.01%
Income: \$100,000 - \$125,000	379 9.47%	2,823 12.61%	6,622	11.61%
Income: \$125,000 - \$150,000	331 8.27%	2,281 10.19%	4,741	8.31%
Income: \$150,000 - \$200,000	288 7.19%	2,357 10.53%	5,116	8.97%
Income: \$200,000+	411 10.26%	3,518 15.71%	7,562	13.26%
2015 Avg Household Income	\$98,512	\$122,499	\$111,330	
2015 Med Household Income	\$72,023	\$98,206	\$86,005	

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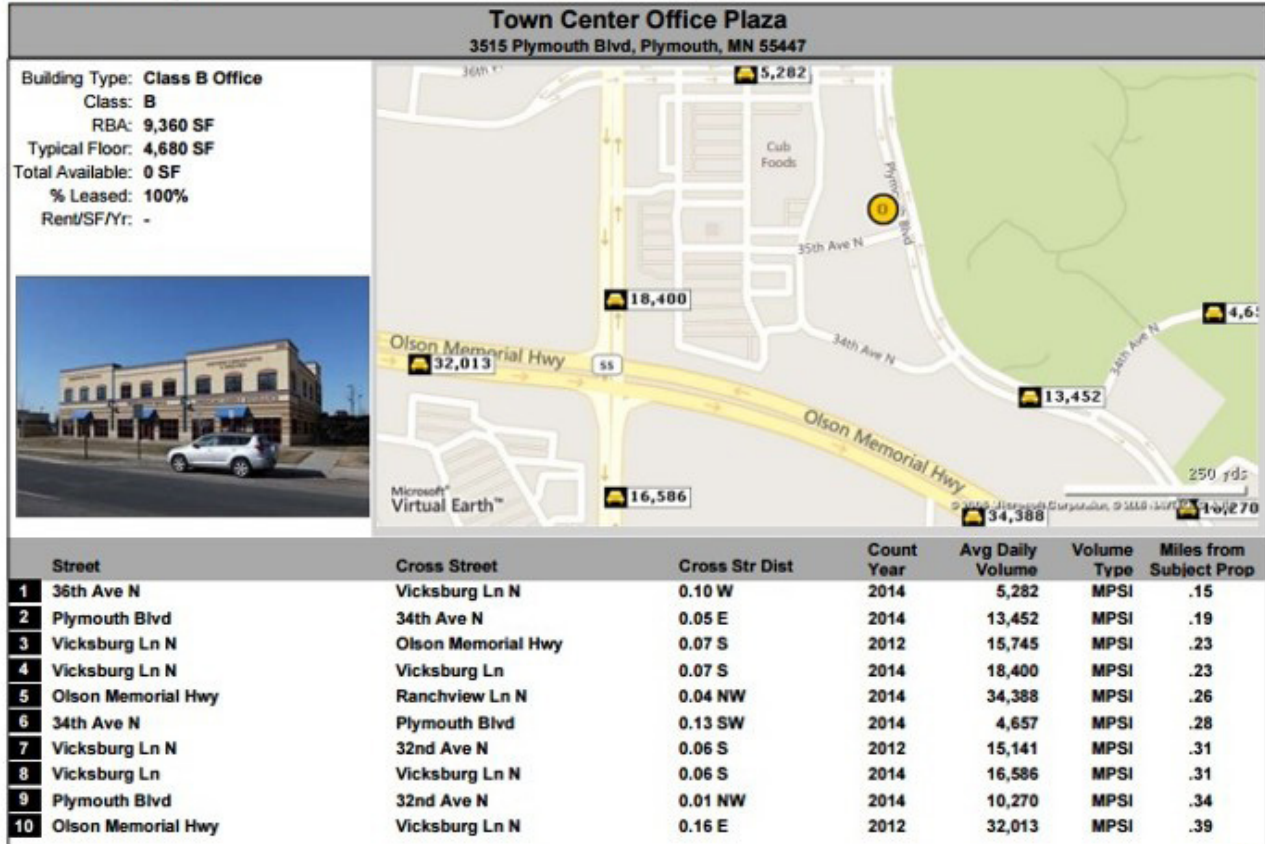
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DEMOGRAPHICS

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Traffic Count Report



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11/25/2015

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