

# MAPLE GROVE RETAIL

13380 Grove Drive | Maple Grove, MN | 55369



6,271 SF on 1.01 Acres

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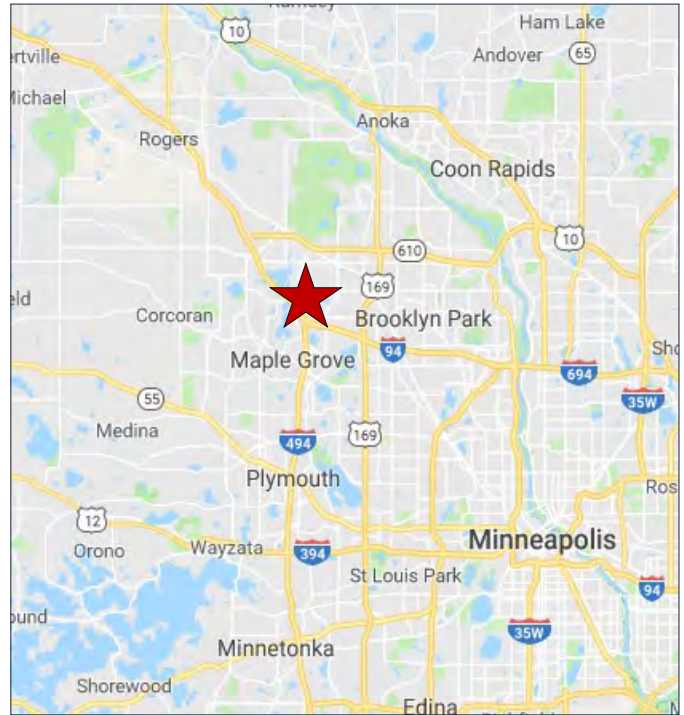
Main: 612.332.6600

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	13380 Grove Drive
<b>CITY, STATE</b>	Maple Grove, MN
<b>BUILDING SIZE</b>	6,271 SF
<b>LEASE RATE</b>	\$19.00 PSF
<b>YEAR BUILT</b>	1988
<b>PARCEL ID</b>	2211922130007
<b>LAND AREA</b>	1.01 Acres
<b>COUNTY</b>	Hennepin
<b>PARKING</b>	21 Parking Spaces
<b>ZONING</b>	B-PUD Business Planned Unit Development
<b>2018 TAXES</b>	\$27,702.06



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	8,507	57,560	157,355
<b>DAYTIME POPULATION</b>	9,254	39,382	85,711
<b>MEDIAN HH INCOME</b>	\$93,728	\$103,025	\$88,515
<b>AVERAGE HH INCOME</b>	\$106,294	\$127,685	\$115,060
<b>MEDIAN AGE</b>	38.5	39.1	37.4

**AREA RETAILERS**

Cub Foods	Kohls
Highland Bank	Petco
Michaels	Old Navy
Bed Bath & Beyond	Pier 1 Imports
Taco Johns	Orange Theory Fitness
Shell Gas Station	Chuck & Dons



**TRAFFIC COUNTS**

<b>ELM CREEK BLVD N</b>	21,900 VPD
<b>WEAVER LAKE RD</b>	28,000 VPD

**COMMENTS**

- Former Kindercare building in front of Cub Foods in Maple Grove.
- High visibility to 21,900 Vehicles per day on Elm Creek Blvd with monument signage.
- Tenant may remove Playground Equipment and FF&E.



Maple Grove is a regional retail trade area in the northwest suburbs of Minneapolis. Maple Grove is located 32 miles from the MSP International Airport, 16 miles from Minneapolis and 26 miles from St. Paul. As a regional retail market it has over 2 Million Square feet of retail space and is the fifth largest school district in Minnesota. It is easily accessible via I-94 and I-494, which provides regional draw from all parts of the western and northern metro.

The Arbor Lakes neighborhood is primarily comprised of residents who are upper-middle-class married couples living in mid-sized homes with an equal mix of couples with and without children. The adults in the segment, mostly under 55, have attended a university and have professional careers. With their upper-middle-class incomes and small families, the population has fashioned comfortable lifestyles.



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**Tenant may remove Playground Equipment and FF&E**

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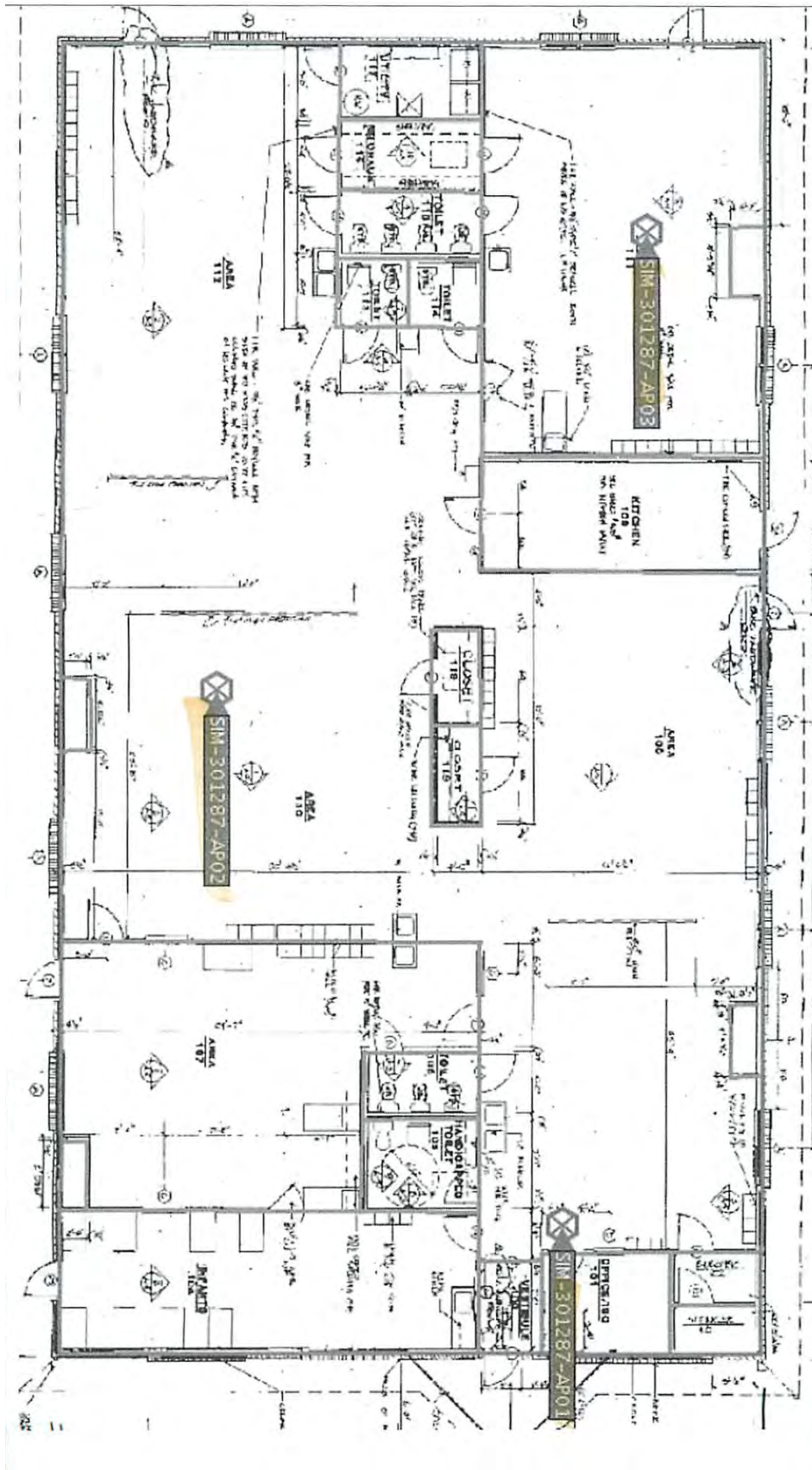
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## ONE MILE

Total Population by Detailed Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total	6,675	100.0%	8,739	100.0%	9,529	100.0%
<1	87	1.3%	102	1.2%	118	1.2%
1	90	1.3%	107	1.2%	125	1.3%
2	78	1.2%	102	1.2%	116	1.2%
3	78	1.2%	101	1.2%	114	1.2%
4	80	1.2%	106	1.2%	116	1.2%
5	79	1.2%	104	1.2%	113	1.2%
6	84	1.3%	103	1.2%	110	1.2%
7	78	1.2%	106	1.2%	109	1.1%

## THREE MILE

Total Population by Detailed Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total	51,003	100.0%	57,356	100.0%	61,212	100.0%
<1	682	1.3%	689	1.2%	760	1.2%
1	667	1.3%	679	1.2%	736	1.2%
2	714	1.4%	723	1.3%	765	1.2%
3	683	1.3%	698	1.2%	735	1.2%
4	707	1.4%	726	1.3%	759	1.2%
5	708	1.4%	746	1.3%	773	1.3%
6	747	1.5%	766	1.3%	776	1.3%
7	712	1.4%	756	1.3%	755	1.2%

## FIVE MILE

Total Population by Detailed Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total	136,896	100.0%	155,432	100.0%	165,714	100.0%
<1	2,083	1.5%	2,119	1.4%	2,310	1.4%
1	1,999	1.5%	2,057	1.3%	2,203	1.3%
2	2,127	1.6%	2,182	1.4%	2,299	1.4%
3	2,040	1.5%	2,096	1.3%	2,199	1.3%
4	2,018	1.5%	2,081	1.3%	2,174	1.3%
5	2,027	1.5%	2,169	1.4%	2,229	1.3%
6	2,102	1.5%	2,196	1.4%	2,219	1.3%
7	2,005	1.5%	2,150	1.4%	2,156	1.3%