

MAPLE GROVE SQUARE

Maple Grove, Minnesota



MID-AMERICA®
Real Estate-Minnesota, LLC



AVAILABLE FOR LEASE



LEASED BUT
AVAILABLE
SPACE
1,234 SF

RETAIL OPPORTUNITY

MAPLE GROVE SQUARE



address

9519 Black Oaks Lane N
Maple Grove, MN 55311

availability

1,234 SF (LBA)

gla

34,040 SF

2021 rates (budgeted psf)

CAM	\$4.24
INS	\$0.14
RE TAX	\$6.27
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TOTAL	\$10.65

area retailers



features

- Monument signage available
- Great daytime traffic with North Memorial Hospital, Park Nicollet Clinic and other businesses at the immediate intersection
- Excellent opportunity in a tough-to-penetrate retail trade area among a strong mix of tenants with regional draw

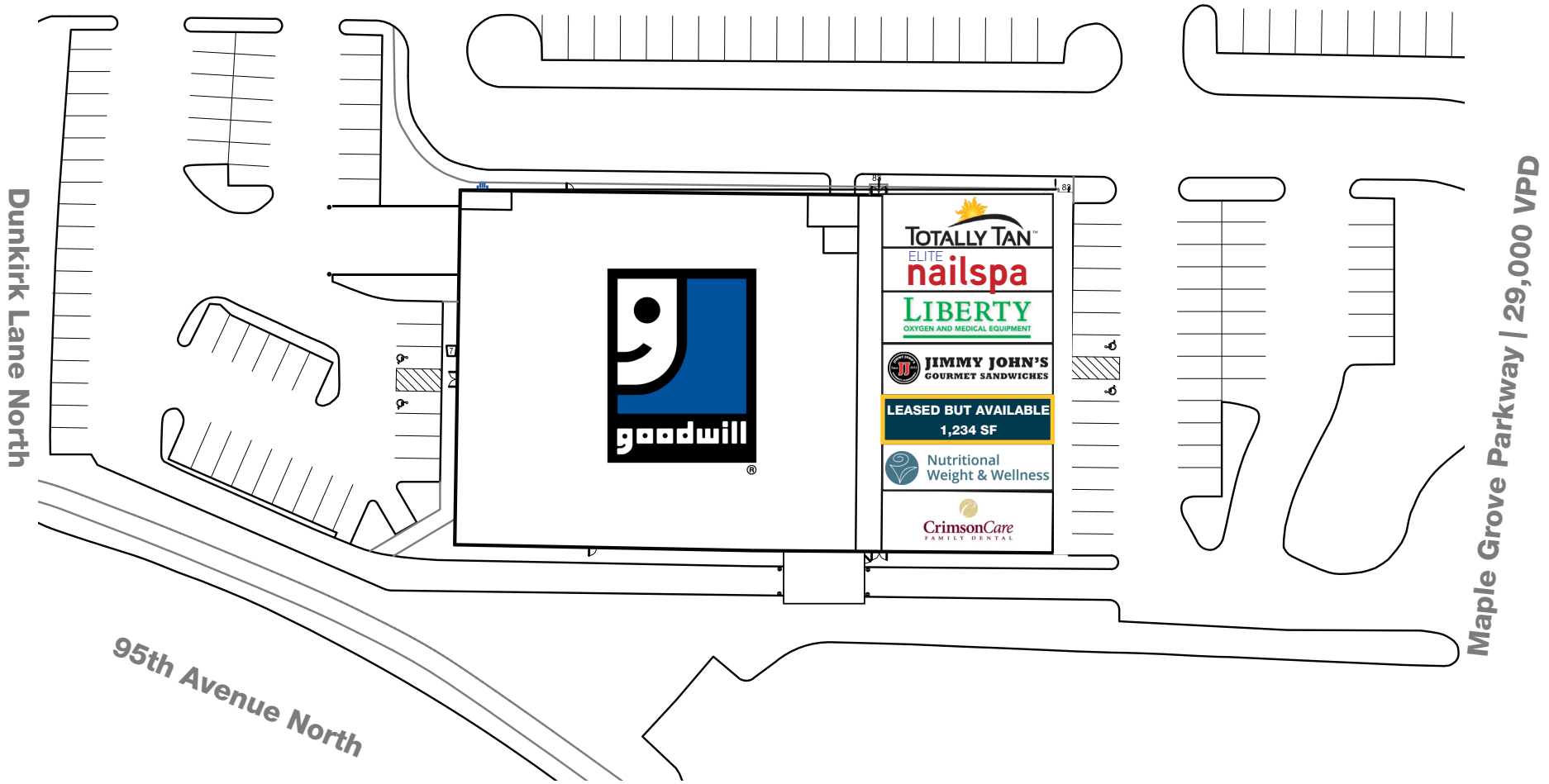
traffic counts

- 29,000 VPD on Maple Grove Pkwy
- 14,900 VPD on 93rd Ave N
- 117,000 VPD on Interstate 94

demographics

	1 MILE	3 MILE	5 MILE
POPULATION	9,366	70,221	160,150
HOUSEHOLDS	4,035	30,605	68,688
AVG HOUSEHOLD INCOME	\$80,399	\$68,569	\$68,514
DAYTIME POPULATION	5,944	85,031	193,979

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SITE PLAN

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Brady
Whalen

T: 952.563.6656

BWhalen@MidAmericaGrp.com



5353 Wayzayta Blvd, Suite 650
Minneapolis, Minnesota 55416
952.563.6600

MidAmericaGrp.com



CONTACT