

Retail For Lease | Ground Lease | BTS > NEC Hemlock Ln & Elm Creek Blvd

WELSH

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THE VILLAGE | ARBOR LAKES



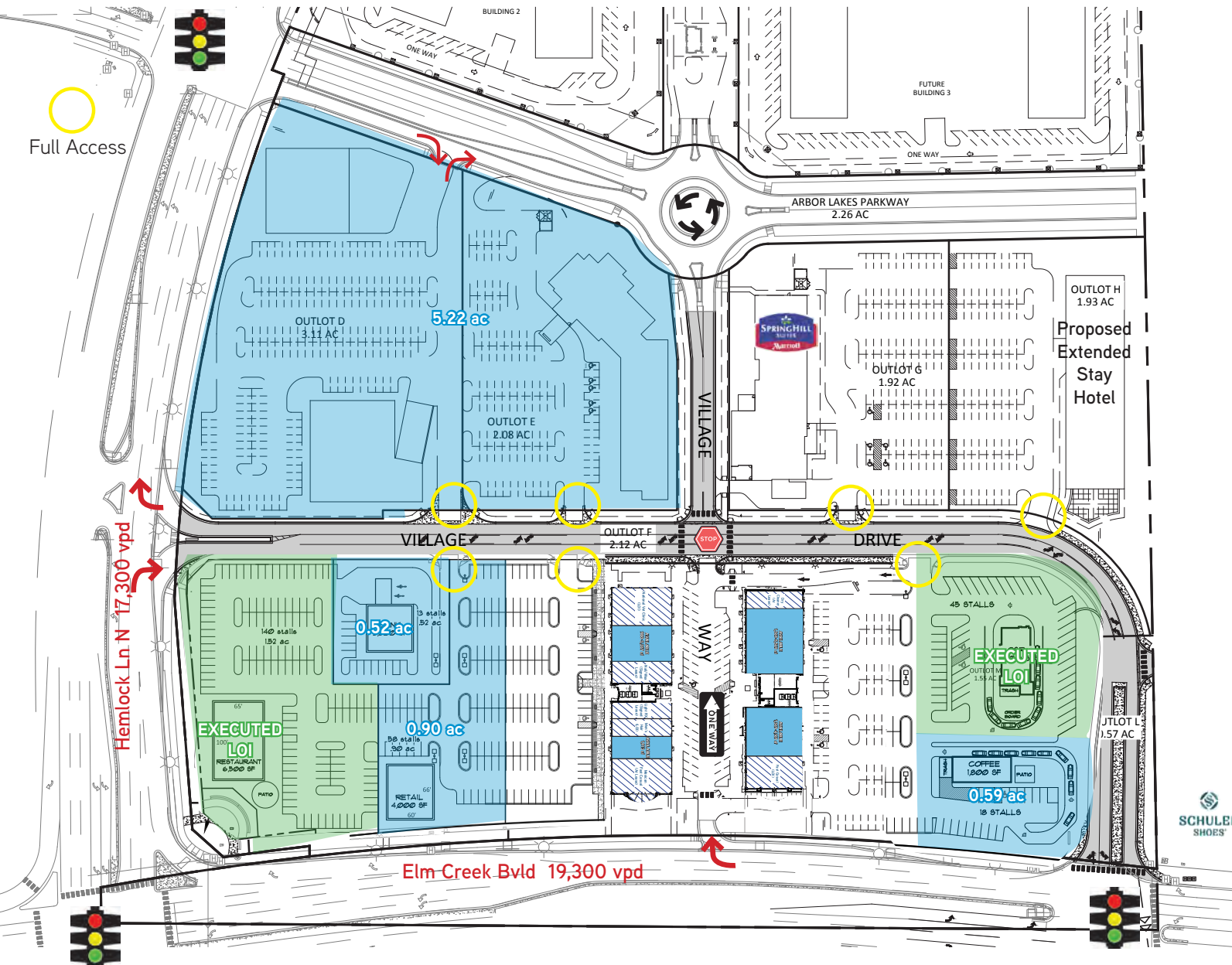
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RETAIL FOR LEASE

The Village | Arbor Lakes

NEC HEMLOCK LN & ELM CREEK BLVD | MAPLE GROVE, MN



RETAIL AVAILABILITY

- Retail Building A:
980 - 3,267 sf
- Retail Building B:
1,369 - 5,569 sf
- Pad(s):
Up to 40,000 sf
- Retail/Hotel/Office/Medical
Outlots: Up to 5.22 Acres



Site Information

Location	NEC Hemlock Ln & Elm Creek Blvd Maple Grove, MN
Description	Mixed-Use Development
Available	Spring 2017
GLA	29,619 SF (Retail Building A & B)
Residential	700 Units Total (3 Phases) Phase I (July 2018) - 250 Units

Available For Lease/Ground Lease/BTS

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2017 Est. CAM & Taxes

\$7.37 per square foot CAM
\$6.00 per square foot Tax
\$13.37 per square foot Total

Market Overview

The Arbor Lakes Trade Area is a dynamic trade area that services the greater northwest suburban area of the Minneapolis-St. Paul MSA. The trade area is located along I-94 and I-494 approximately 11 miles northwest of downtown Minneapolis & 53 miles southeast of St. Cloud. It is centered around one of the metro areas largest and most successful lifestyle centers, The Shoppes at Arbor Lakes, which includes a roster of mall oriented retailers. The trade area consists of over 5 million square feet of retail and pulls from a population of over 186,000 people (5 miles).

Comments

The Village at Arbor Lakes is a dynamic mixed-use development in the highly coveted Maple Grove Trade Area. The development is positioned at the focal point of the trade area at Elm Creek Blvd and Hemlock Lane. The residential component of this development will consist of over 700 high end luxury apartment units. This, along with the mix of hotels and office space, will create a live-work-play environment that will drive consistent traffic to this development for the benefit of all tenants. This is truly a first class opportunity to locate at "First & Main" in a significant retail development in the desirable Maple Grove Trade Area.

MAPLE GROVE AREA TENANTS:

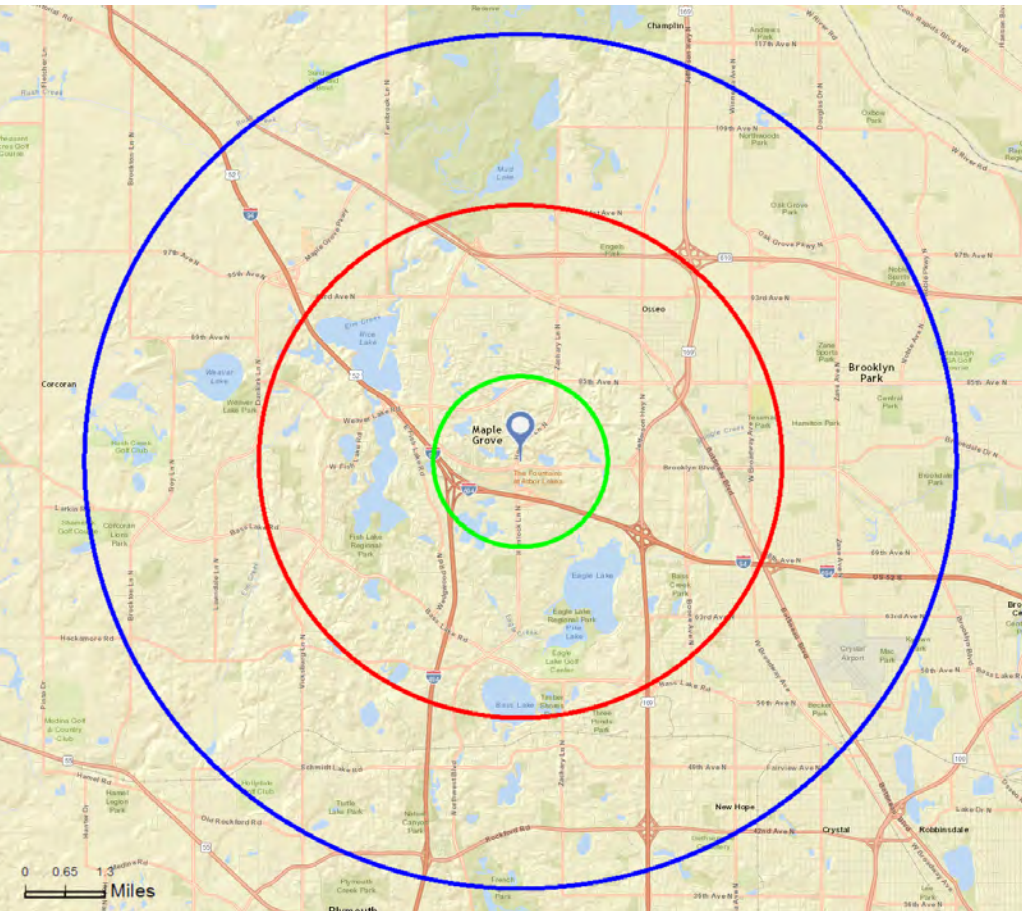


BANANA REPUBLIC
WILLIAMS-SONOMA



The Village | Arbor Lakes

NEC HEMLOCK LN & ELM CREEK BLVD | MAPLE GROVE, MN



Demographics

Population		
	3,318	①
	55,011	③
	188,746	⑤

Traffic Counts	
	Hemlock Ln: 17,300 vpd
	Elm Creek Blvd: 19,300 vpd

AVG HH INCOME		
	\$95,977	①
	\$107,523	③
	\$103,078	⑤

Median HH Income	
	\$84,537 ①
	\$84,623 ③
	\$78,809 ⑤

Demographics: ESRI 2016 EST | Traffic: MnDOT-2015 Study Averages per day total cars

Contact Us

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