

RETAIL SPACE FOR LEASE >

Arbor Lakes Bldgs 13 & 14

7876 & 7881 Main Street N | Maple Grove, MN 55113



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CONTACT US

Ted Gonsior
952 897 7744
ted.gonsior@colliers.com

Anna Blake
952 837 3081
anna.blake@colliers.com

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SITE INFORMATION:

Location	NE Corner of Main Street and Arbor Lakes
Parkway Description	"Main Street" style brick buildings
Building Size	43,107 SF
Year Built	2002
Zoning	Retail
Operating Expense	\$11.50 PSF

AVAILABLE:

Building 13: 5,200 SF Building 14: 1,982 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	7,167	54,899	172,417
Median HH Income	\$83,790	\$95,675	\$82,425
Average HH Income	\$93,401	\$120,485	\$108,769

** Source: ESRI 2016 Est.*

TRAFFIC COUNTS:

Weaver Lake	13,300 vpd
Elm Creek Blvd	21,900 vpd

** Source: Minnesota Department of Transportation 2015 Study Averages are per day total cars*

HIGHLIGHTS:

- Strong walkability
- Ease of access to I-94 & I-494
- Diverse Mix of retailers
- Located in a top tier metro market

AREA TENANTS:

Shops at Arbor Lakes:

- | | | |
|----------------|----------------|--------------------------|
| ➤ Trader Joe's | ➤ Whole Foods | ➤ Cost Plus World Market |
| ➤ Forever 21 | ➤ P. F. Changs | ➤ Pittsburg Blue |
| ➤ Potillo's | ➤ Ulta | ➤ Pottery Barn |

Fountains at Arbor Lakes:

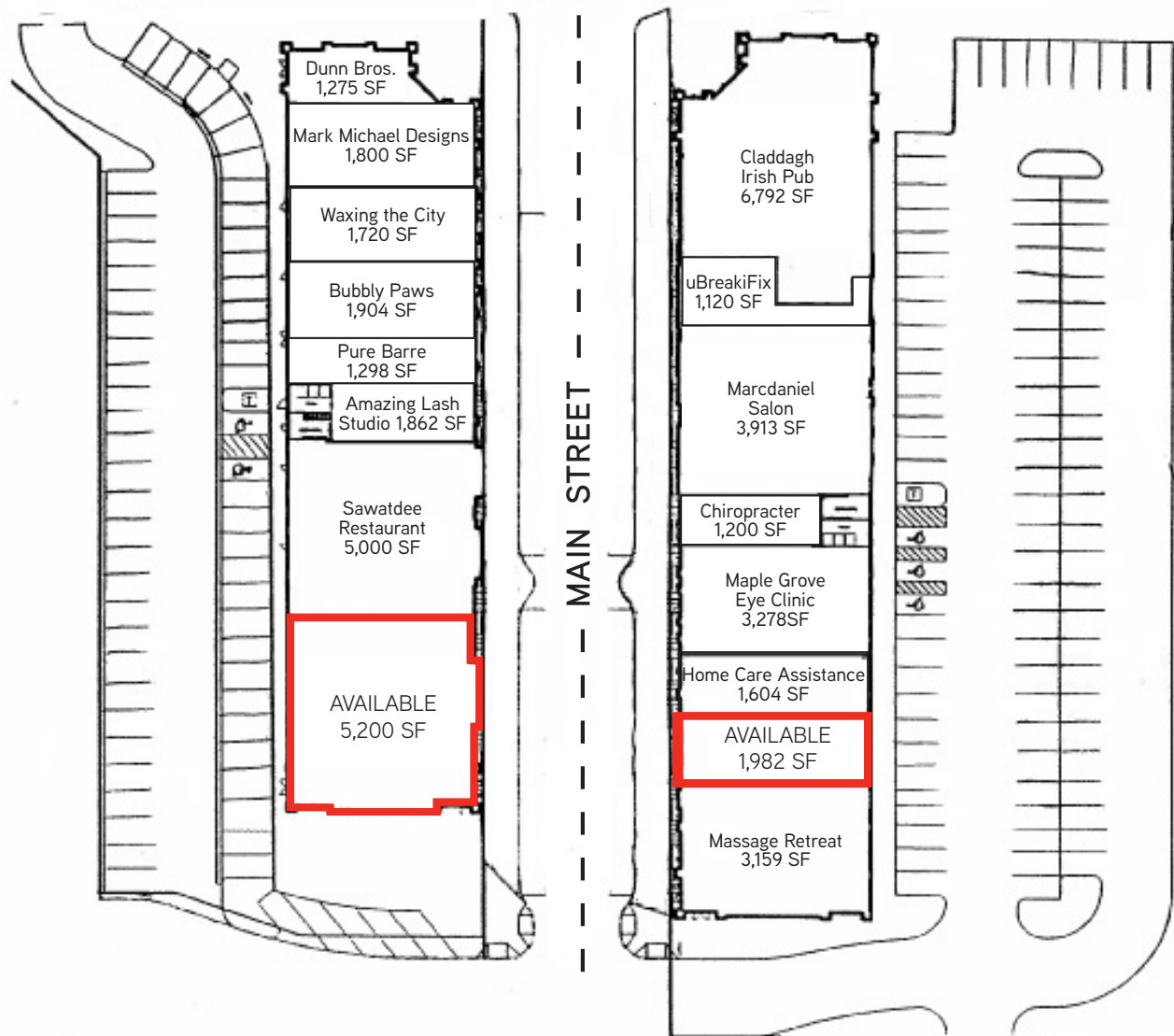
- | | | |
|-------------------|-------------|-------------------------|
| ➤ Costco | ➤ Lowe's | ➤ Dick's Sporting Goods |
| ➤ DSQ | ➤ HomeGoods | ➤ REI |
| ➤ Dave & Buster's | ➤ La-Z-Boy | ➤ Benihana |

Other Area Tenants:

- | | | |
|---------------------|----------------|------------------|
| ➤ Lunds & Byerlys | ➤ Best Buy | ➤ Nordstrom Rack |
| ➤ Total Wine | ➤ P. F. Changs | ➤ Pittsburg Blue |
| ➤ Potillo's | ➤ Cub Foods | ➤ Old Navy |
| ➤ Bed Bath & Beyond | | |



SITE PLAN



COMMENTS:

Arbor Lakes Buildings 13 and 14 are located in one of the top tier markets in the metro along the Arbor Lakes Main Street shopping district. Main Street provides walkability for consumers to enjoy their shopping. The Maple Grove market is a destination shopping area due to the wide variety of national and regional tenants that drive traffic to the area. These two buildings serve the community with a diverse mix of national and local tenants including Dunn Bros Coffee, Waxing the City, Bubbly Paws, Claddagh Irish Pub, uBreakiFix, Amazing Lash Studio, Sawatdee, Massage Retreat and more. The property offers clear visibility along main street, ease of access to major thoroughfares including I-494 & I-94 and parking on the street as well as in the rear of each building.

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Colliers International | Minneapolis-St. Paul
4350 Baker Rd, Suite 400, Minnetonka, MN 55343
952 897 7700 | colliers.com/msp

Ted Gosnior
Senior Vice President
952 897 7744
ted.gosnior@colliers.com

Anna Blake
Associate
952 837 3081
anna.blake@colliers.com