

FOR LEASE >

Maple Grove Crossing

7900-8080 Wedgewood Lane N | Maple Grove MN 55369



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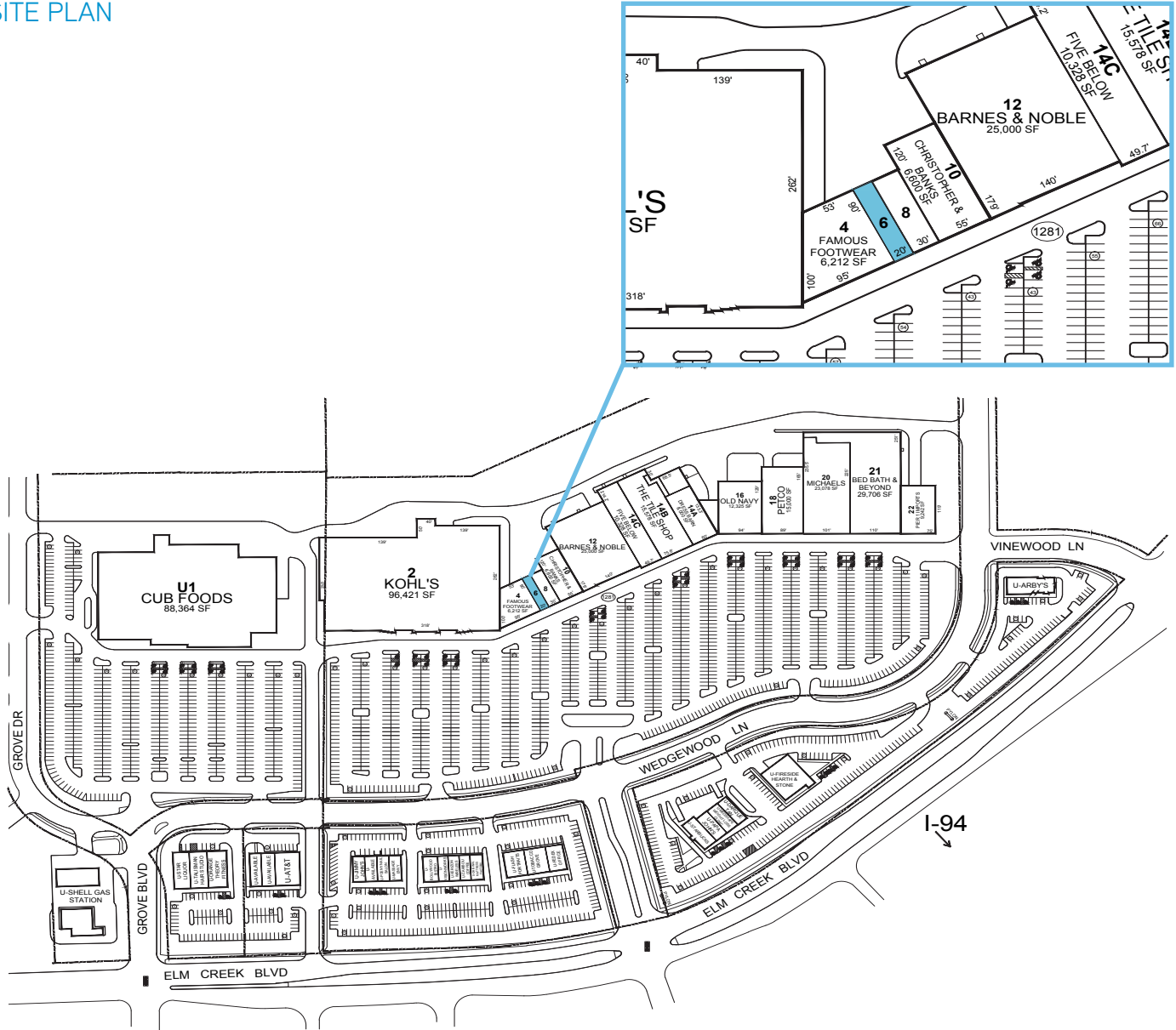
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SITE PLAN



AVAILABLE > FOR LEASE

Suite 6: 1,884 square feet

SITE INFORMATION

Location 7900-8080 Wedgewood Lane, Maple Grove, MN
 Description Convenient/Strip Center
 Project Size 350,438 SF
 Opened 1996

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,814	57,292	159,678
Daytime Population	10,869	64,056	148,581
Median HH Income	\$87,764	\$99,817	\$84,152
Average HH Income	\$102,776	\$124,723	\$110,944

**Source: PCensus 2015*

TRAFFIC COUNTS

Elm Creek Blvd 21,900 cars per day
 Weaver Lake Rd 14,400 cars per day

**Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars*

2017 EST. EXPENSES PSF:

CAM	\$1.78 psf
Tax	\$3.72 psf
Ins	\$0.23 psf
Repair Reserve	\$0.10 psf
Total	\$5.83 psf

MAJOR TENANTS

- > Kohl's
- > Barnes & Noble
- > Petco
- > Pier 1
- > Cub Foods
- > Michaels
- > Old Navy
- > Bed, Bath & Beyond
- > The Tile Shop
- > Five Below

COMMENTS

Rare vacancy in well-anchored Maple Grove Crossing in the heart of the 5 million square foot retail corridor.



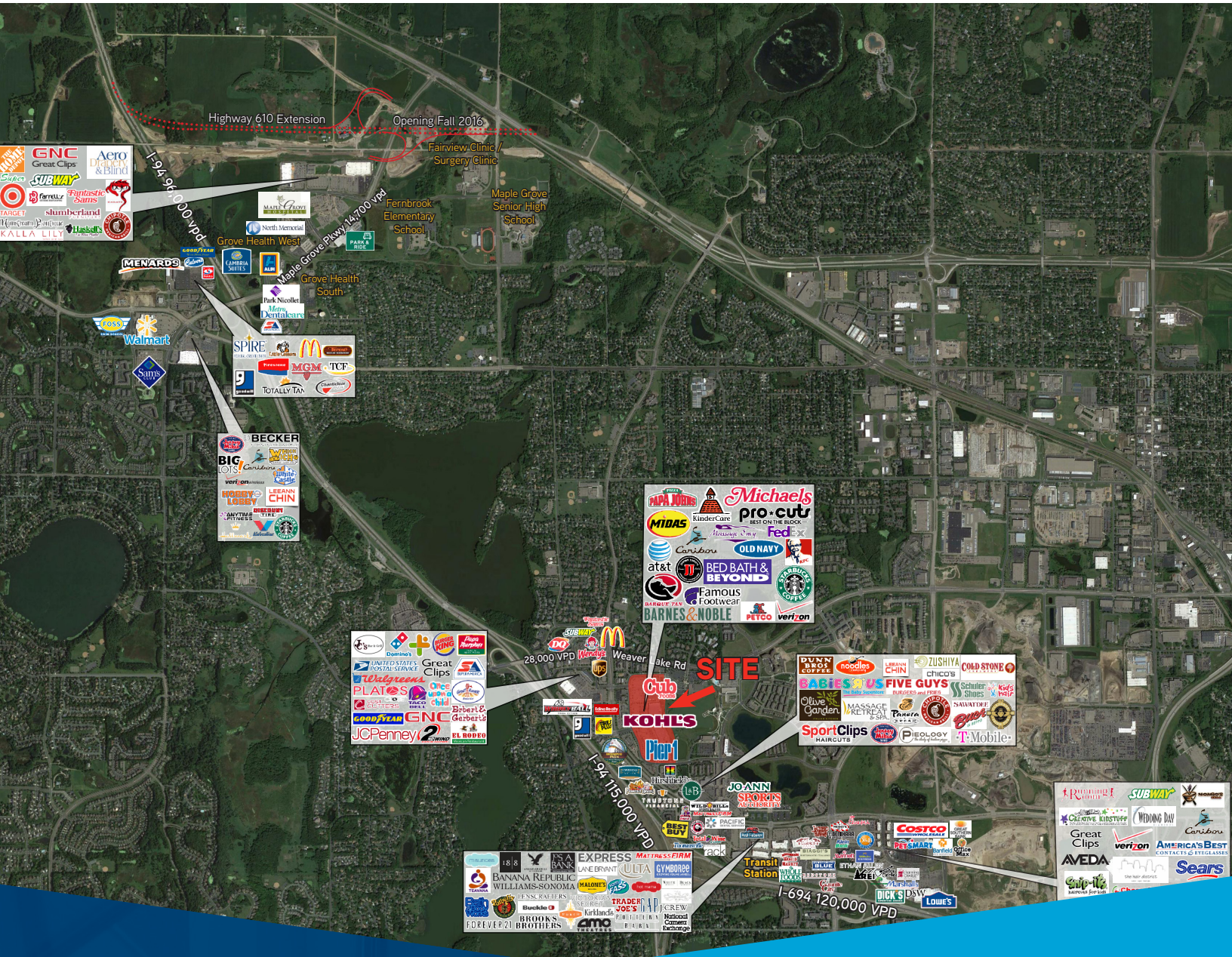
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