

FOR LEASE >

Maple Grove Crossing

7900-8080 Wedgewood Lane N | Maple Grove MN 55369



Accelerating success.



CONTACT US

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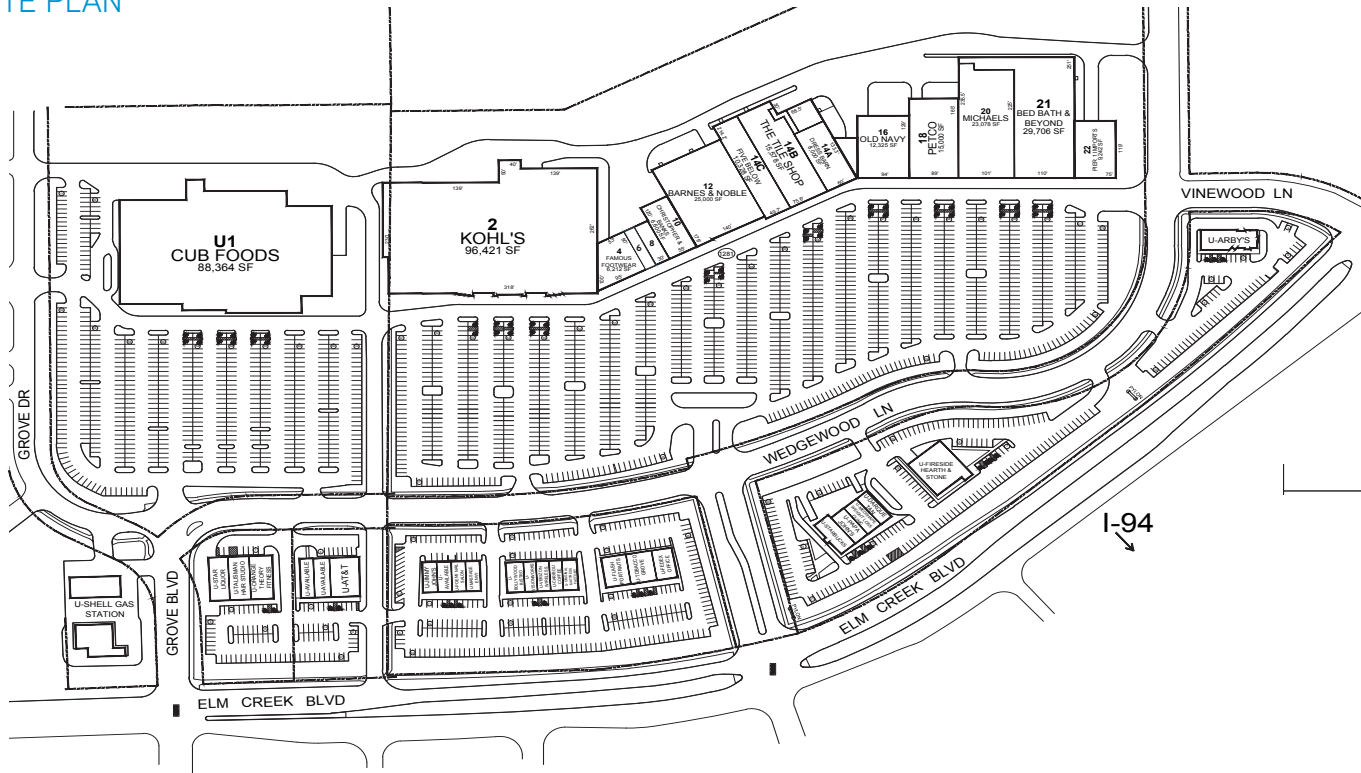
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SITE PLAN



AVAILABLE > FOR LEASE

100% Leased

TENANT INDEX		
2	KOHL'S	96,421
4	FAMOUS FOOTWEAR	6,212
6	VAN NAILS	1,884
8	PAYLESS SHOESOURCE	2,700
10	CHRISTOPHER & BANKS	6,600
12	BARNES & NOBLE	25,000
14A	DRESS BARN	8,000
14B	THE TILE SHOP	15,578
14C	FIVE BELOW	10,328
16	OLD NAVY	12,325
18	PETCO	15,000
20	MICHAELS	23,078
21	BED BATH & BEYOND	29,706
22	PIER 1 IMPORTS	9,242
U1	CUB FOODS	88,364

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

2018 EST. EXPENSES PSF:

CAM	\$1.98 psf
Tax	\$3.04 psf
Ins	\$0.23 psf
<u>Repair Reserve</u>	<u>\$0.10 psf</u>
Total	\$5.35 psf

MAJOR TENANTS

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

COMMENTS

Well-anchored Power Shopping Center in the midst of a 5 million square foot retail corridor.



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