

OFFICE/WAREHOUSE/SHOWROOM FOR LEASE



5260 Hwy 12, Maple Plain, MN 55359



AVAILABLE SF:	3000 SF
LEASE RATE:	\$2000/mo gross plus utilities, trash, plowing
LOT SIZE:	0.37 Acres
BUILDING SIZE:	10,000 SF
ZONING:	Mixed Use Downtown District

PROPERTY OVERVIEW

Highly visible Hwy 12 frontage office/warehouse/showroom space in the growing community of Maple Plain. Central location in the Mixed-Use Downtown district and walking distance to amenities.

PROPERTY HIGHLIGHTS

- Hwy 12 frontage with easy access
- 2 Drive in doors- 8'H x 10'W & 8'H x 12'W
- Open space with floor drain
- Small open office 12' x 16'
- Common restrooms
- Great for showroom, work space, delivery vehicles, office, warehouse
- Limited parking, no overnight parking outside

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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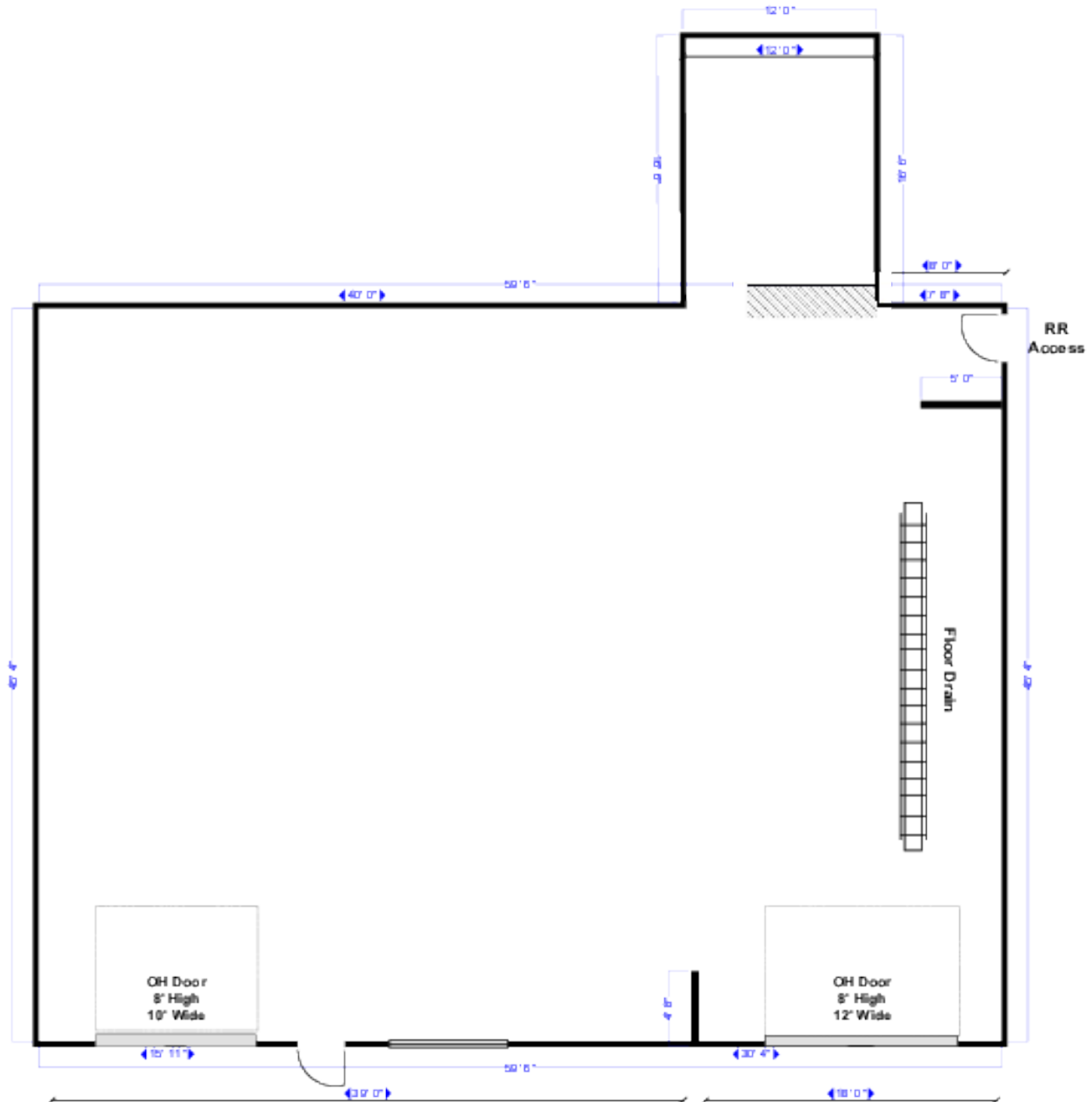
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5260 Main Street, Maple Plain- Mixed Use- Downtown District (MU-D)

Permitted Uses-

Activity centers, animal clinic & grooming, no boarding over 24 hours, antique or gift shop, appliance and merchandise sale & repair shop, art and school supply store, Art studio, interior decorating studio, photographic studio or music studio, Bakery goods sales and baking of goods, Bank, without drive-through lanes, Beauty shop, Bookstore, Cabinetry shops, no outdoor storage, Camera and photo finish, Candy, ice cream, popcorn, nuts, frozen dessert and soft drink shop, without drive-in or drive-through lanes, Clothing and/or shoe stores, Coffee shops, cigar bars, wine bars or similar gathering places, Convenience store, Daycare, Delicatessen, Diet centers, Drugstore, Dry cleaner, Electronic store, Fabric store, Florist, Government buildings, Hardware store, Health club, Hobby shops, Jewelry sales/repair, Laundromat, self service, Learning academies and facilities, Library, Locksmith, Meat market, not including processing for locker, Medical and dental clinic or office, Music store, Offices, professional, non-medical, Optical goods, Orthopedic sales and supplies, Pet store, Picture framing, Residential dwelling, multi-family attached, Residential dwelling, single-family*, Restaurants, without drive-in or drive-through lanes, Retail general, sales of good in similarity to uses as noted above and deemed appropriate by the city, Sporting goods, Tailor shop, Tobacco/smoke shop, Toy store, Video store

Permitted accessory uses-

Within any MU District, the following uses shall be permitted accessory uses:

- (1) Any incidental repair or processing necessary to conduct a permitted principal use as long as it occurs indoors and does not occupy more than 30% of the gross floor area of the principal building;
- (2) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete the construction;
- (3) Outdoor seating of no more than 12 seats when demonstrated that they do not create a public safety hazard; and
- (4) Utility cabinets less than 12 square feet.

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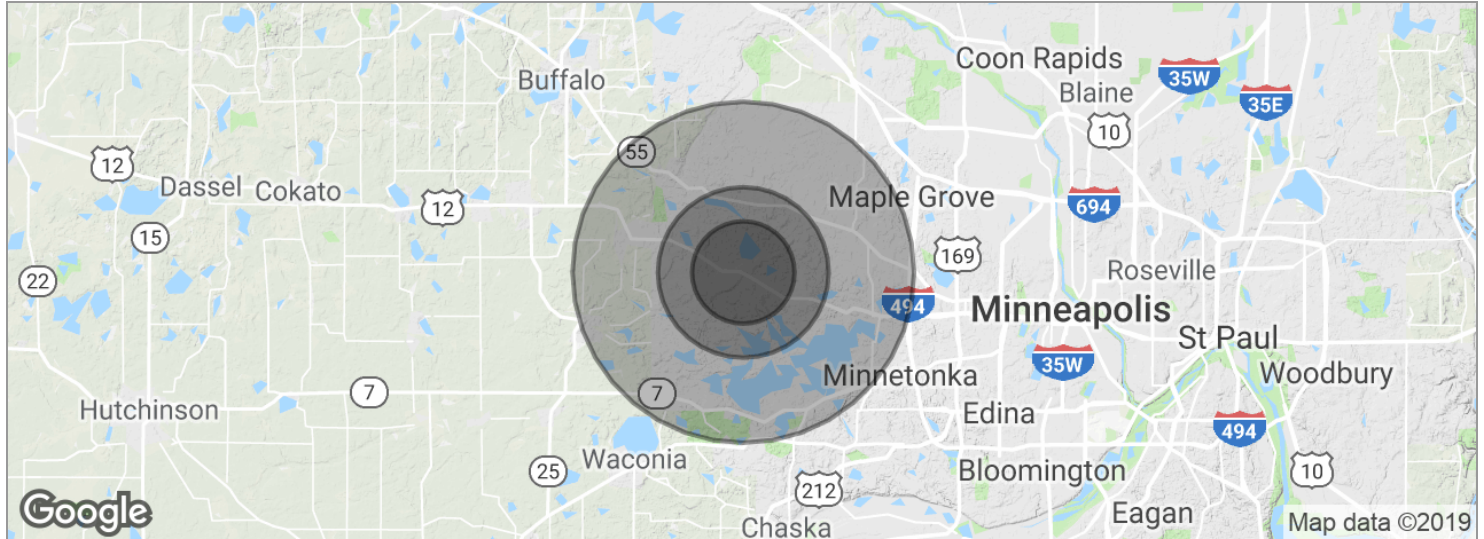
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	5,194	19,930	96,425
Median age	42.2	42.5	41.9
Median age (male)	41.2	41.5	41.2
Median age (Female)	43.2	43.3	42.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	1,865	7,581	36,351
# of persons per HH	2.8	2.6	2.7
Average HH income	\$156,424	\$138,988	\$133,282
Average house value	\$549,157	\$532,559	\$473,445

* Demographic data derived from 2010 US Census

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