

**Rock Solid**

**COMPANIES**

*Providing Exceptional Personal Service*

WWW.ROCKSOLIDCOS.COM

# FOR LEASE



1578+/- SQFT  
CALL FOR RATES

11100 91ST AVE  
MAPLE GROVE, MN

1 SUITE AVAILABLE

**RON TOUCHETTE** BROKER

612.435.7777

RON@ROCKSOLIDCOS.COM

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7078 E. Fish Lake Rd.

Maple Grove, MN 55311

612.435.7770 | www.RockSolidCos.com

**ZACH KEIFER** CRU

612.435.7789

ZACH@ROCKSOLIDCOS.COM

11100 91ST AVE | MAPLE GROVE, MN



Great opportunity in a highly desirable area and brand new! This building has one suite 1500+/- sqft office/retail space for lease, located just off Zachary Lane just minutes from all that Maple Grove has to offer. This fantastic suite is currently being constructed which gives you a nice clean slate to build yours out the way that would best suit your needs. This building is located off of Zachary Lane and 91st Ave N and gets 17,000 VPD. the corner lot makes this location highly desirable as it has direct exposure for passing traffic. Look no further than this great opportunity, contact us today to see how we can help you!



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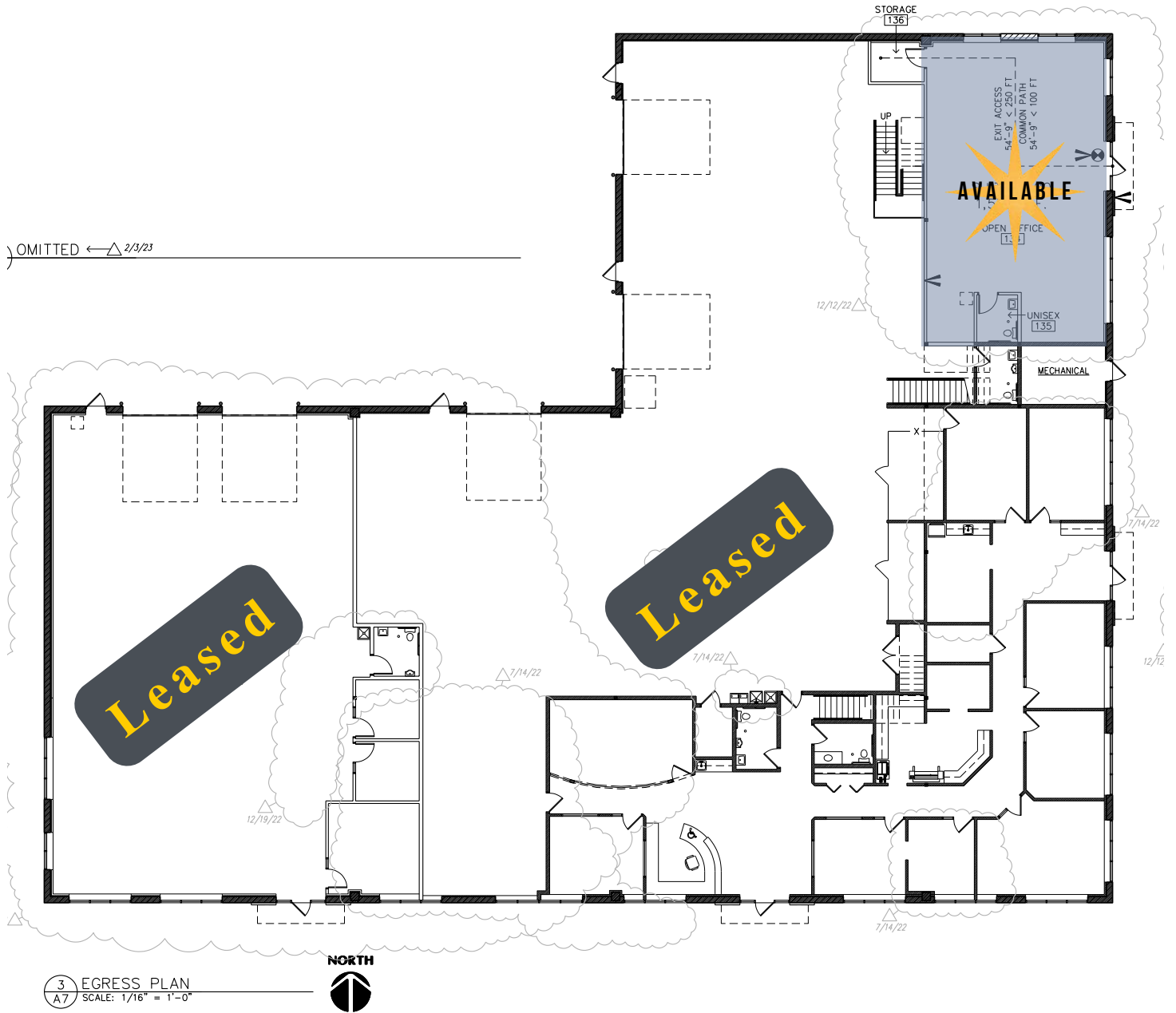
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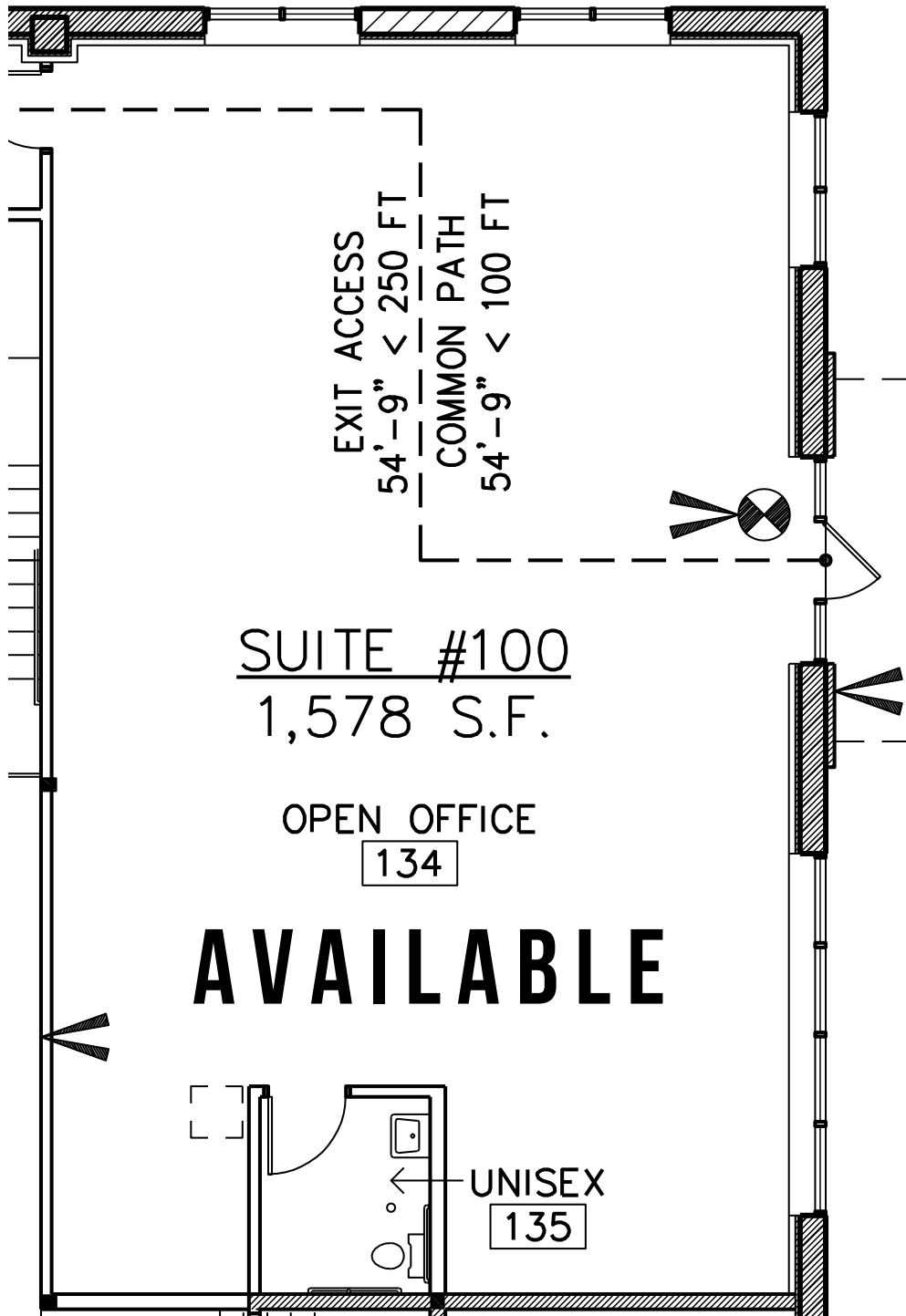
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<b>Price:</b>	CALL FOR RATES
<b>Location:</b>	11100 & 11104 91st Ave Maple Grove, MN
<b>Legal Description:</b>	BLOCK 001 MAPLE GROVE INDUSTRIAL PARK LOTS 9 & 10, SUBJ TO STREE
<b>PID Number:</b>	14-119-22-11-0018
<b>Number of Buildings:</b>	1
<b>Number of Units:</b>	1
<b>Acres:</b>	1.9
<b>Year Built:</b>	2022
<b>Occupied:</b>	No
<b>Zoning:</b>	
<b>Utilities:</b>	Water: city water, connected   Sewer: city sewer, connected   Fuel: natural gas   Heat: forced air
<b>Number of Floors:</b>	2
<b>Total SF:</b>	18,560
<b>Building Type:</b>	Brick Exterior
<b>Parking:</b>	On Site
<b>Neighboring:</b>	Viking Pallet, Manor Concrete Construction, Conagra Foods, Holiday

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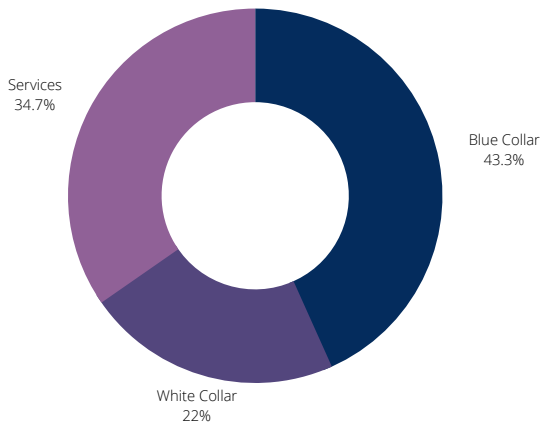
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# FACTS & DEMOGRAPHICS

## AVERAGE HH INCOME

1-MILE \$101,000  
 3-MILE \$102,000  
 5-MILE \$99,600

## EMPLOYMENT



**54.15%** EMPLOYED  
**1.55%** UNEMPLOYED

**COMMUTE TIME**  
**25.3 MINUTES**

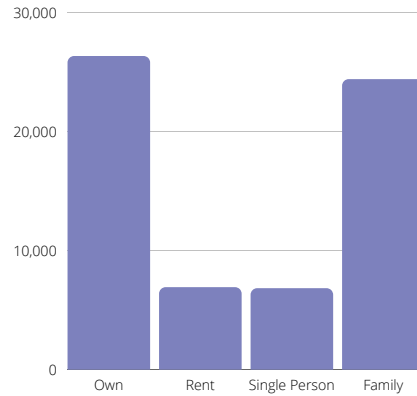


\*Data based on 2020 US Census & Moody's Analytics | Catylist

## CITY & STATE MAPLE GROVE, MN

**POPULATION** 81,349  
**AVG. HH SIZE** 2.64

## HOME OWNERSHIP

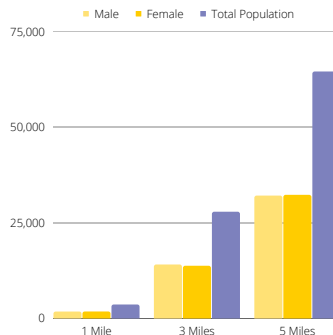


**MEDIAN HOME VALUE**  
**\$215,900**

## EDUCATION

**HIGH SCHOOL GRAD: 29.29%**  
**SOME COLLEGE: 28.80%**  
**ASSOCIATES: 10.25%**  
**BACHELORS: 25.59%**

## GENDER & AGE



**POPULATION >25**  
 1-MILE 7,310  
 3-MILE 50,700  
 5-MILE 185,000

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