



The Fountains at Arbor Lakes

Maple Grove, MN

Minneapolis-St. Paul-Bloomington (MN-WI)



Rich Bevis
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The Fountains at Arbor Lakes

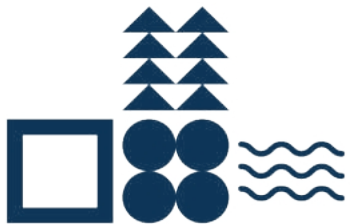
Maple Grove, MN

www.kimcorealty.com/115580



Google Earth

AERIAL



GROSS LEASABLE AREA (GLA)	510,985 SF
PARKING SPACES	2,740
PARKING RATIO	5.36 per 1,000 SF

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DENSITY AERIAL

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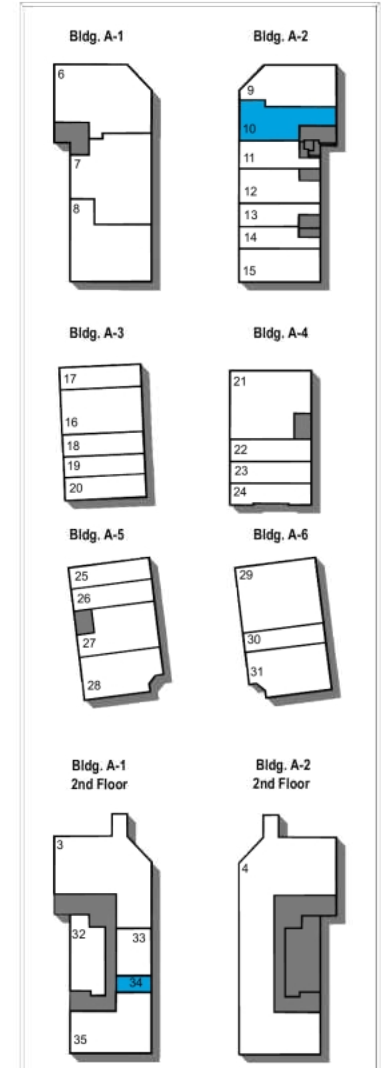


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■ Available ■ Non-Controlled ● Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Lowe's Home Center	137,933	16 Hand & Stone Massage & Facial	2,678	31 Reflect Salon	2,998
2 Dave & Buster's	29,500	17 Firehouse Subs	1,500	32 Advanced Arm Dynamics	2,194
3 CARE Clinics	7,125	18 Running Room	1,450	33 Remedy Medical Aesthetics & Wellness, PLLC	1,539
4 Regus Business Center, LLC	15,000	19 NutriShop	1,350	34 Available (Former Medical)	767
5 La-Z-Boy Furniture	13,500	20 Ten Sushi	1,700	35 Ameriprise Financial	3,328
6 Cafe Zupas	5,000	21 The Hair District Maple Grove	4,180	37 REI	25,144
7 Verizon Wireless	5,454	22 StretchLab	1,500	38 Guitar Center	14,189
8 America's Best Contacts & Eyeglasses	3,583	23 Jamba Juice	1,500	39 Dollar Tree	11,337
9 Wedding Day Jewelers	2,985	24 Mango Mango Dessert	1,500	40 DSW Shoe Warehouse	20,069
10 Available	2,439	25 Freshly Leaf	1,500	41 Patina Stores	8,975
11 Breitenfeldt Group	1,673	26 Crumbl Cookies	1,500	42 HomeGoods	25,222
12 Club Pilates	2,079	27 Body Fit Training	2,680	43 Marshalls	33,335
13 Nail Montage	1,369	28 Pizza Karma	2,829	44 Dick's Sporting Goods	51,182
14 Great Clips	1,306	29 The Dancing Ganesha	4,105	45 PetSmart	28,171
15 Nadia Cakes	2,250	30 Cleo Skin & Laser	1,375	46 Office Depot	19,992

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

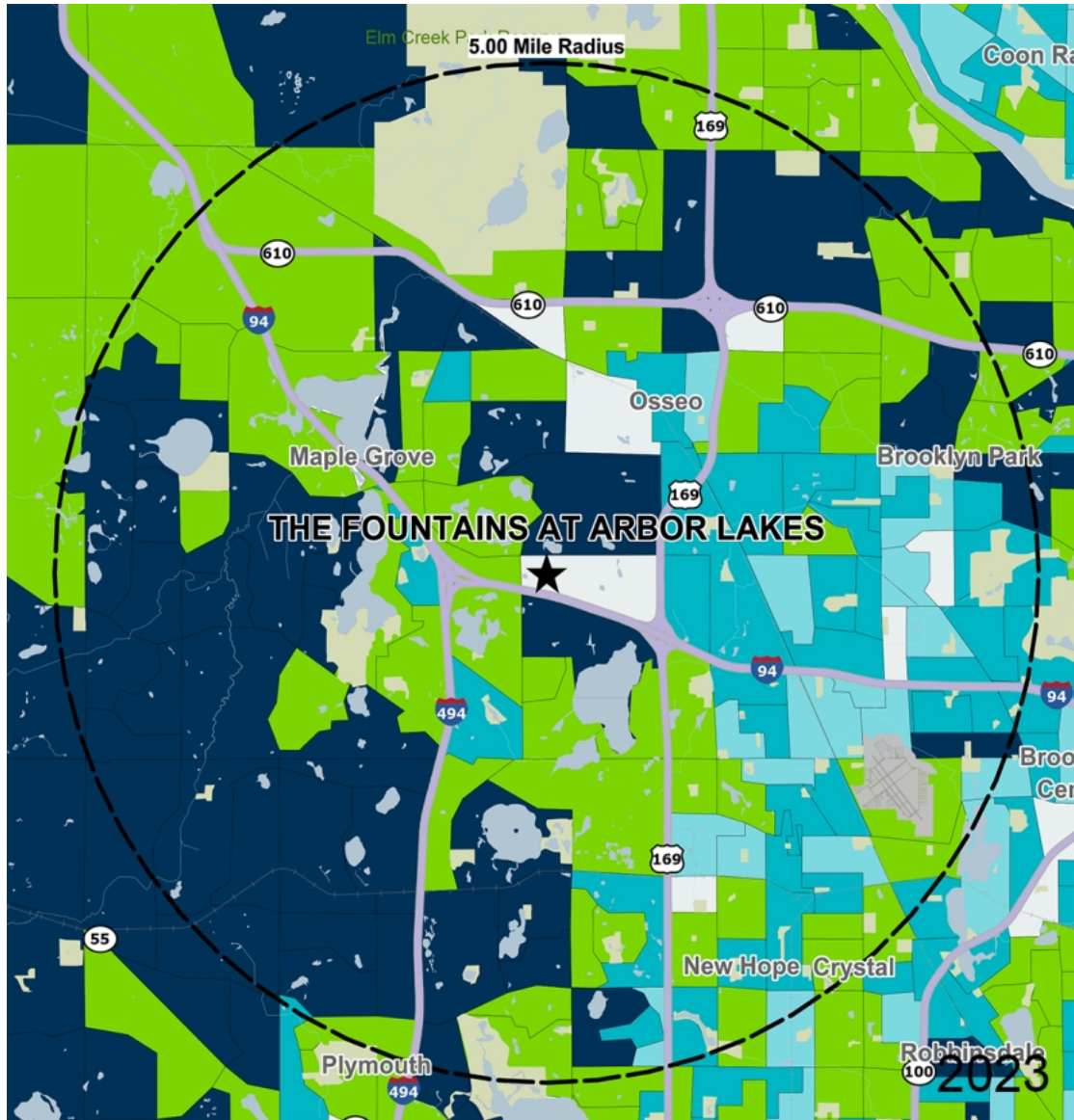
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COMPETITION MAP



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	5,859	63,252	209,222
Daytime Pop	10,317	93,358	220,126
Households	2,766	25,082	77,567
Average HH Income	\$147,292	\$132,919	\$132,445
Median HH Income	\$113,323	\$105,683	\$101,510
Per Capita Income	\$69,540	\$52,916	\$49,441

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



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I-94 & Hemlock Lane N., Maple Grove, MN



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