



COMMERCIAL REALTY SOLUTIONS
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Maple Plain - Commercial Building FOR LEASE

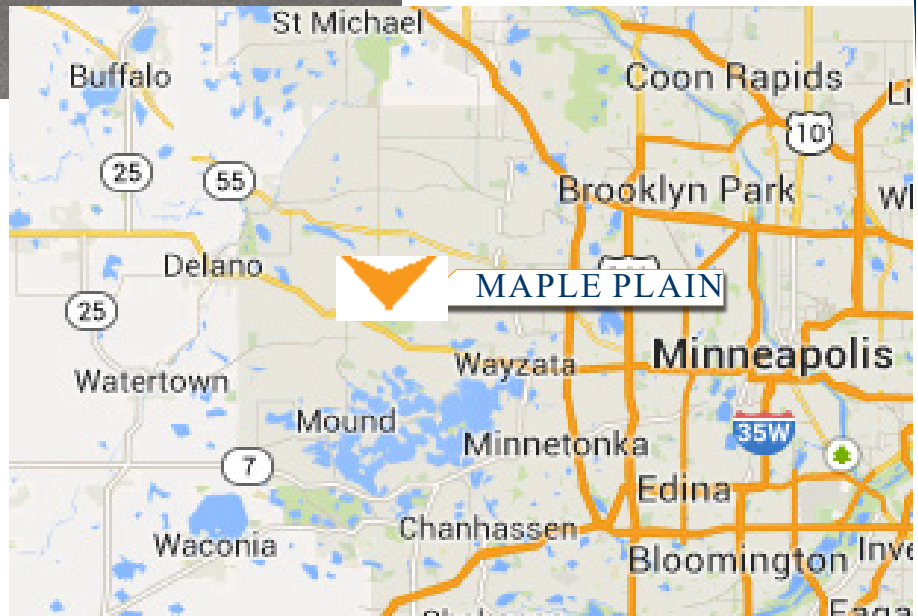
5020 U.S. Hwy 12, Maple Plain, MN 55359



**Excellent
Retail/Office
Location!**

PROPERTY INFORMATION

- * Lease Rate **\$9.00/psf** NNN
- * Operating Expenses \$4.00/psf
- * 2,500/sf Available
(Building is 7,200/sf)
- * Hennepin County 25-11824-120079
- * Adjacent to Liquor Depot
- * Minneapolis is 20 minutes away
- * 10 miles from I-494
- * Great community growth!
- * Minutes from Baker Park
- * Businesses in the area include:
Blackwater Coffee, Ace Hardware/
Waconia Farm Supply, Subway, U.S.
Post Office, Bank of Maple Plain,
Maple Plain Family Center and more!



Contact:

SHEILA ZACHMAN
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3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

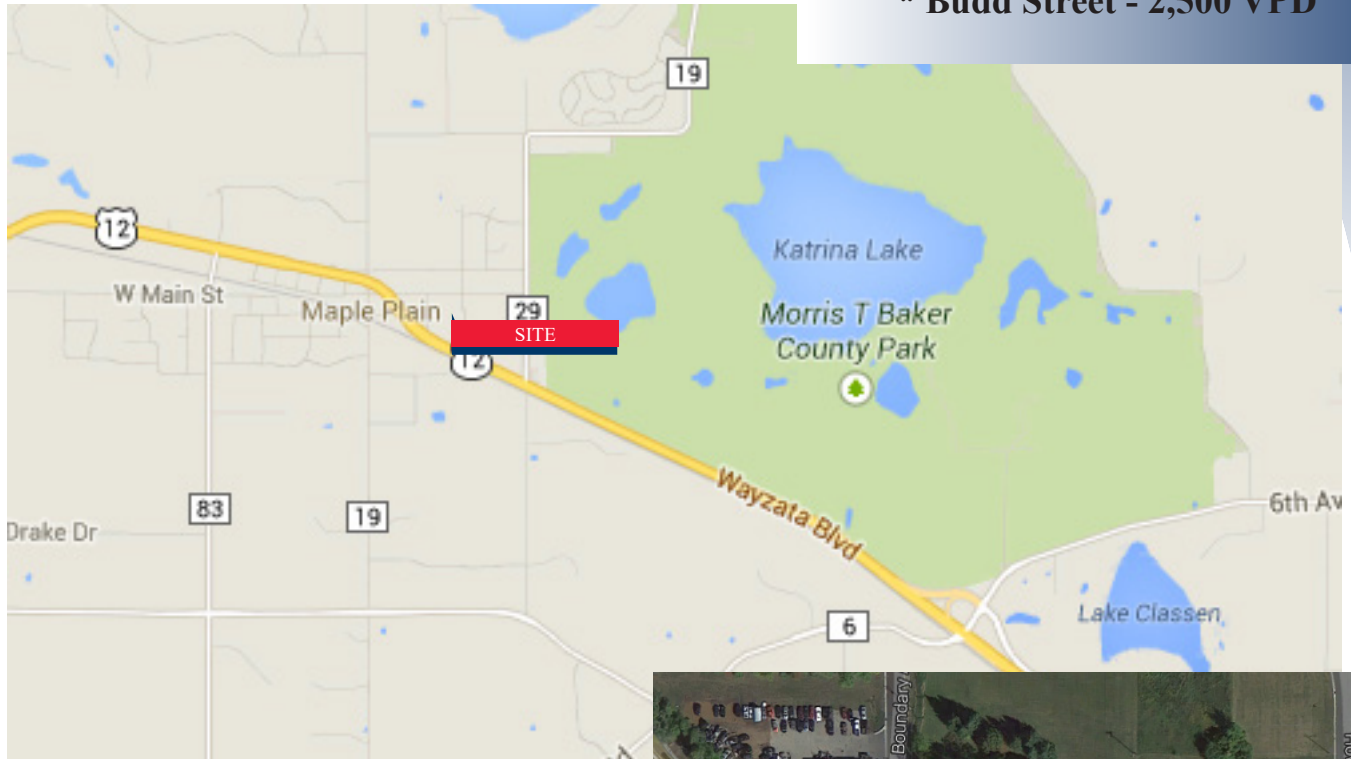
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TRAFFIC COUNTS - 2017

- * Highway 55 - 18,000 VPD
- * Main Street - 2,400 VPD
- * Budd Street - 2,500 VPD



PROPERTY INFORMATION

- * Visibility and Access to Highway 12/394
- * Close to shopping, coffee house and much more!
- * Great retail location on the “going home side”



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PROPERTY INFORMATION

- * Shared Restrooms
- * New Roof 2015
- * Highway location



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