



xxx Lawndale Ln N
Maple Grove, MN
For Lease

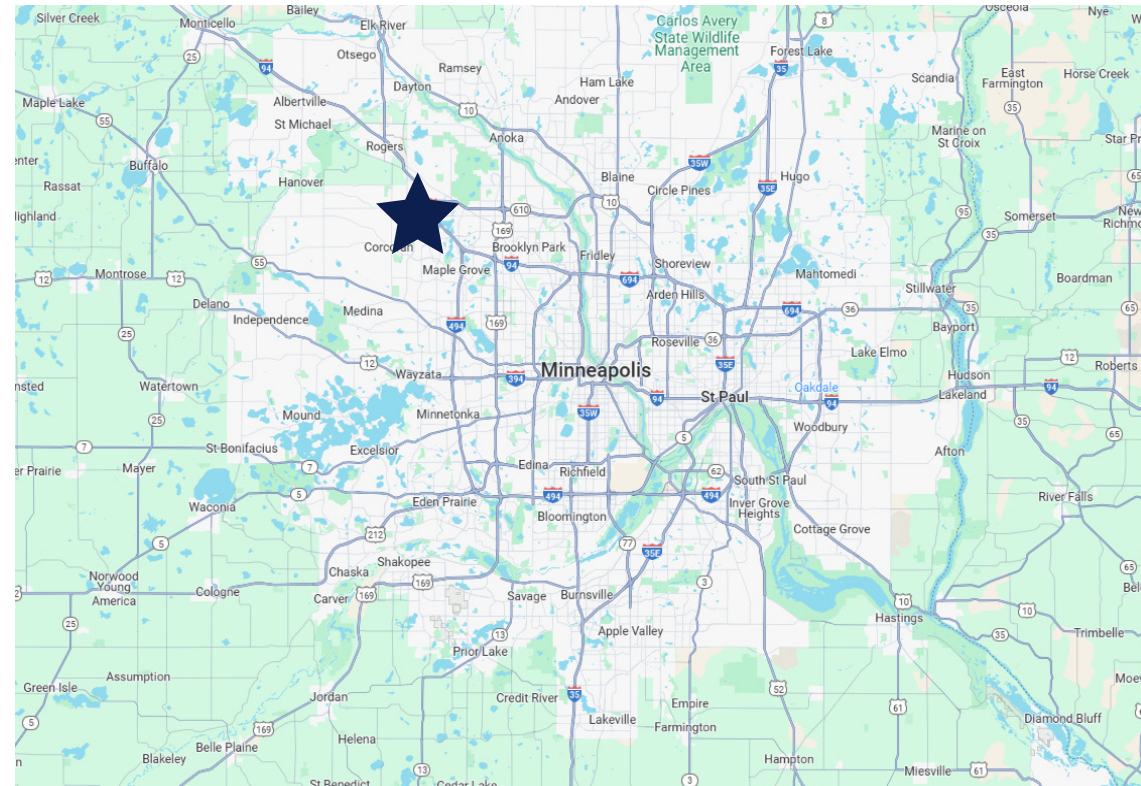


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ADDRESS	xxx Lawndale Ln N.
CITY, STATE	Maple Grove, MN
BUILDING SIZE	9,000 SF
LOT SIZE	2.10 Ac
LEASE RATE	\$45.00 PSF Net
EST. FULLY ASSESSED TAX/CAM	\$12.00 PSF
YEAR BUILT	2025
COUNTY	Hennepin
PARKING	66 Stalls
TRAFFIC COUNT	Est. Upon Completion



HIGHLIGHTS

- New Retail property next to over 200 newly built townhomes, amenity clubhouse, dog park, and pickleball court.
- Rush Creek Blvd (just north of property) connects with newly-built highway on-ramp to Hwy 610 and I-94
- Fast growing area - Residential & Commercial.
- Recently opened up for Development by Metropolitan Council.
- Located next to the Norheim Townhomes, a \$58 Million project with 155 Townhomes and The Edison at Maple Grove Apartments with 248 Units.
- Interchange Ramp completion est. Fall 2025

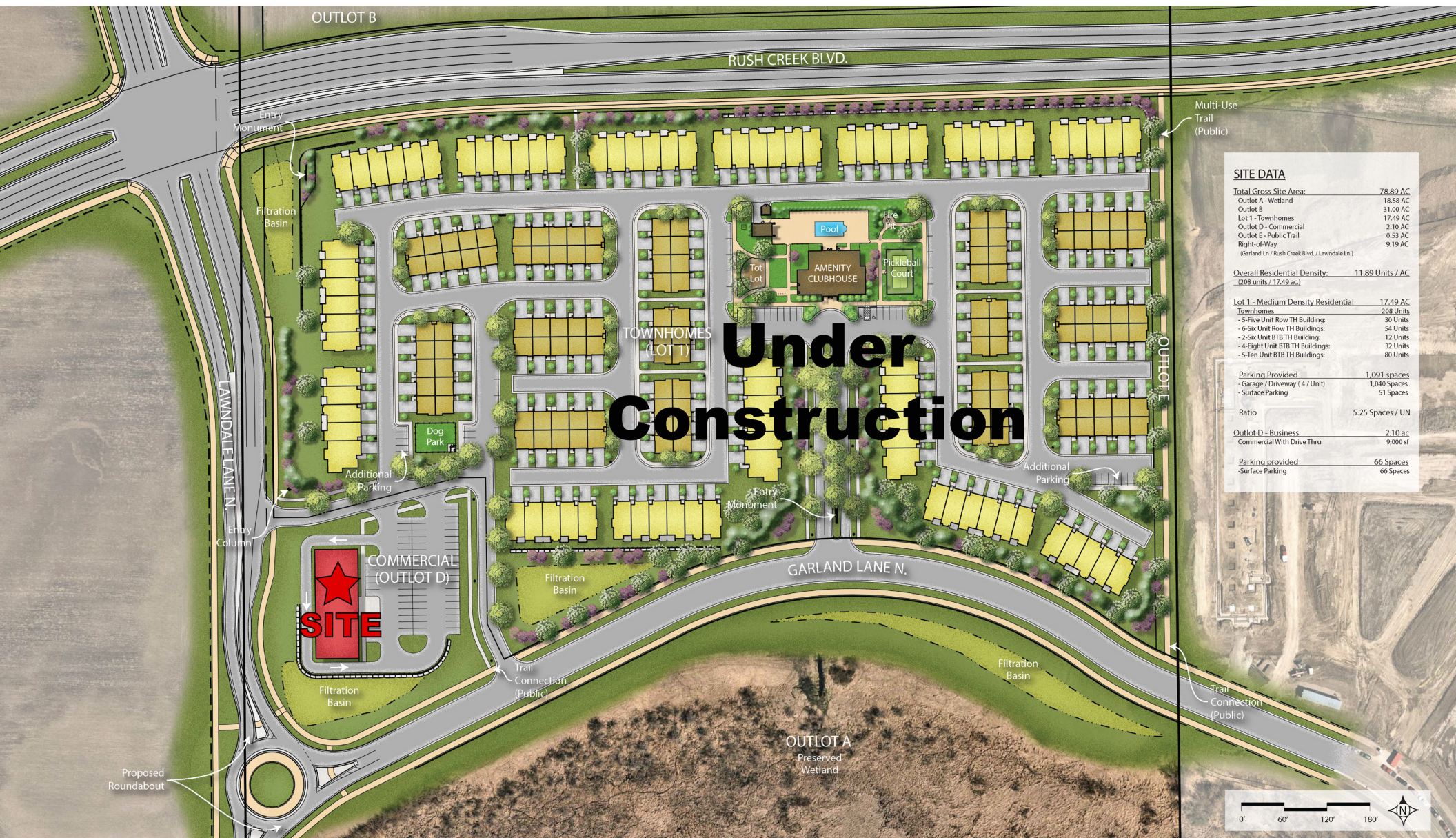
GROWTH FACTORS

Apartment Name	Year Built	Units
Life Time Living (Proposed)	2025/2026	400 Units
Caliper Apartments	2025	161 Units
Olinia-Arbor Lakes (55+)	2025	124 Units
Summerwell Maple Grove	2025	202 Townhomes
Norheim Townhomes	2025	155 Townhomes
The Edison at Maple Grove	2024	Unknown
Elm Creek Commons	2024	208 Units
Terra Residences	2023	Unknown
Rush Hollow Development	2023-2025	536 Residential Homes
Evanswood Development	2023-2025	381 Residential Homes

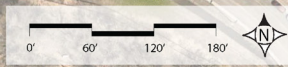




ILLUSTRATIVE NEIGHBORHOOD PLAN



SITE DATA	
Total Gross Site Area:	78.89 AC
Outlot A - Wetland	18.58 AC
Outlot B	31.00 AC
Lot 1 - Townhomes	17.49 AC
Outlot D - Commercial	2.10 AC
Outlot E - Public Trail	0.53 AC
Right-of-Way	9.19 AC
(Garland Ln / Rush Creek Blvd. / Lawndale Ln.)	
Overall Residential Density:	11.89 Units / AC
(208 units / 17.49 ac.)	
Lot 1 - Medium Density Residential	17.49 AC
Townhomes	208 Units
- 5-Five Unit Row TH Buildings:	30 Units
- 6-Six Unit Row TH Buildings:	54 Units
- 2-Six Unit BTB TH Buildings:	12 Units
- 4-Eight Unit BTB TH Buildings:	32 Units
- 5-Ten Unit BTB TH Buildings:	80 Units
Parking Provided	1,091 Spaces
- Garage / Driveway (4 / Unit)	1,040 Spaces
- Surface Parking	51 Spaces
Ratio	5.25 Spaces / UN
Outlot D - Business	2.10 ac
Commercial With Drive Thru	9,000 sf
Parking provided	66 Spaces
- Surface Parking	66 Spaces









Warehouse Project, Pulte housing development advance in Maple Grove ([MSP Business Journal](#)) 7/1/2025

Maple Grove Planning Commission support two major development projects. RJ Ryan Construction plan 134,160 SF industrial building near Arbor Lakes. Pulte Homes proposes 76 single-family homes along Brockton Lane North. The single-family homes will range from 2,300 SF to 3,200 SF and will sit on a larger than average plot of land per home.



BioMADE will build \$132M manufacturing plant in Maple Grove ([MSP Business Journal](#)) 4/29/2025

BioMADE purchased the 122,000-square-foot building, located at 7500 Meridian Circle N., for \$16.5 million last week from an entity connected with Wayzata-based Onward Investors, according to a certificate of real estate value filed with the Minnesota Department of Revenue.



Maple Grove OKs elementary school in development hotspot ([Finance & Commerce](#)) 11/19/2024

Osseo Area Schools proposed the school, which will be at the northwest corner of the intersection of Arbor Ridge Parkway North and 101st Avenue/Steig Road, according to planning documents. The 139,000-square-foot school will serve 1,100 pre-kindergarten to fifth grade students at capacity



Maple Grove Strikes land exchange deal with Life Time ([Finance & Commerce](#)) 11/13/2024

Maple Grove will buy the land, about 17.5 acres, near the Minnesota Health Village at the intersection of Interstate 94 and Highway 610 and then exchange the deed for Life Time's 70,000 square-foot building at 12601 82nd Ave. N. that adjoins the Maple Grove Community Center.



Aerial of the townhome and apartment construction



Commercial Outlet Rendering





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