



FOUNTAINS AT ARBOR LAKES

Retail For Lease | NEC I-94 + Hemlock Ln | Maple Grove, MN

PROPERTY SUMMARY

LOCATION: I-94 + Hemlock Ln | Maple Grove, MN

BUILDING GLA: 850,000 sq. ft.

PARKING: 2,740 spaces

HIGHLIGHTS: Located in the heart of Maple Grove trade area
Grocery anchored
Excellent visibility to I-694

AVAILABILITY

SUITE 10: 2,439 sq. ft.

SUITE 18: 1,450 sq. ft.

SUITE 28: 2,829 sq. ft. (2nd gen restaurant available 12/1/25)

TRAFFIC COUNTS

ELM CREEK BLVD: 25,035 vpd

MAIN STREET: 33,769 vpd

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	8,521	59,852	191,978
Daytime Population	14,034	72,011	179,620
Average HH Income	\$131,245	\$144,947	\$137,913
Median HH Income	\$107,547	\$111,556	\$102,937

CONTACT

TOM PALMQUIST | 952 381 5538 | tom.palmquist@transwestern.com
JANET OLSON | 612 359 1681 | janet.olson@transwestern.com



ANCHOR TENANTS



TRADE AREA TENANTS



OWNED+MANAGED BY:

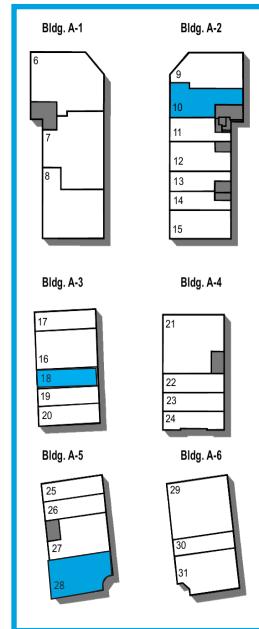


PROPERTY SITE PLAN



REALTY
RESOURCES
MEMBER

#	TENANT	SQ. FT.
1	Lowe's	137,933
2	Dave & Busters	29,500
5	La-Z-Boy	13,500
6	Café Zupas	5,000
7	Verizon Wireless	5,454
8	America's Best Contacts & Glasses	3,583
9	Wedding Day Jewelers	2,985
10	AVAILABLE	2,439
11	Breitenfeldt Group	1,673
12	Club Pilates	2,079
13	Nail Montage	1,369
14	Great Clips	1,306
15	Nadia Cakes	2,250
16	Hand & Stone Massage & Facial	2,678
17	Firehouse Subs	1,500
18	AVAILABLE	1,450
19	NutriShop	1,350
20	Ten Sushi	1,700
21	The Hair District Maple Grove	4,180
22	StretchLab	1,500
23	Jamba Juice	1,500
24	Mango Mango Dessert	1,500
25	Freshly Leaf	1,500
26	Crumbl Cookies	1,500
27	Body Fit Training	2,680
28	AVAILABLE 12/1/25	2,829
29	The Dancing Ganesha	4,105
30	Cleo Skin & Laser	1,375
31	Reflect Salon	2,998
37	REI	25,144
38	Guitar Center	14,189
39	Dollar Tree	11,337
40	DSW Shoe Warehouse	20,069
41	Patina	8,975
42	HomeGoods	25,222
43	Marshalls	33,335
44	Dick's Sporting Goods	51,182
45	PetSmart	28,171
46	OfficeMax	19,992

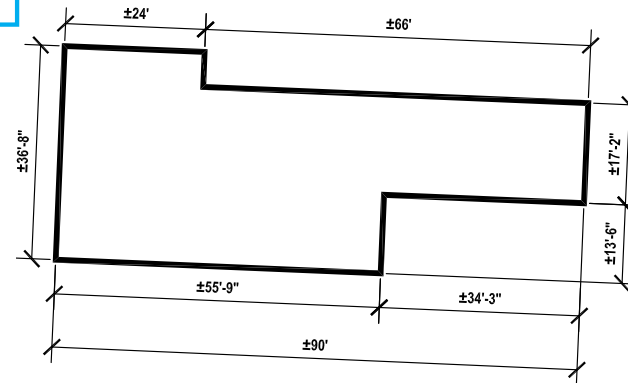
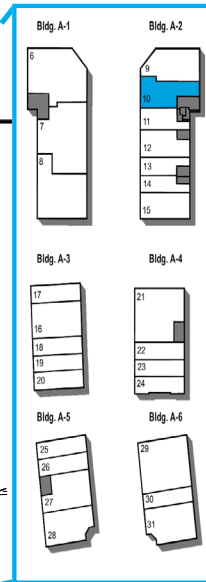
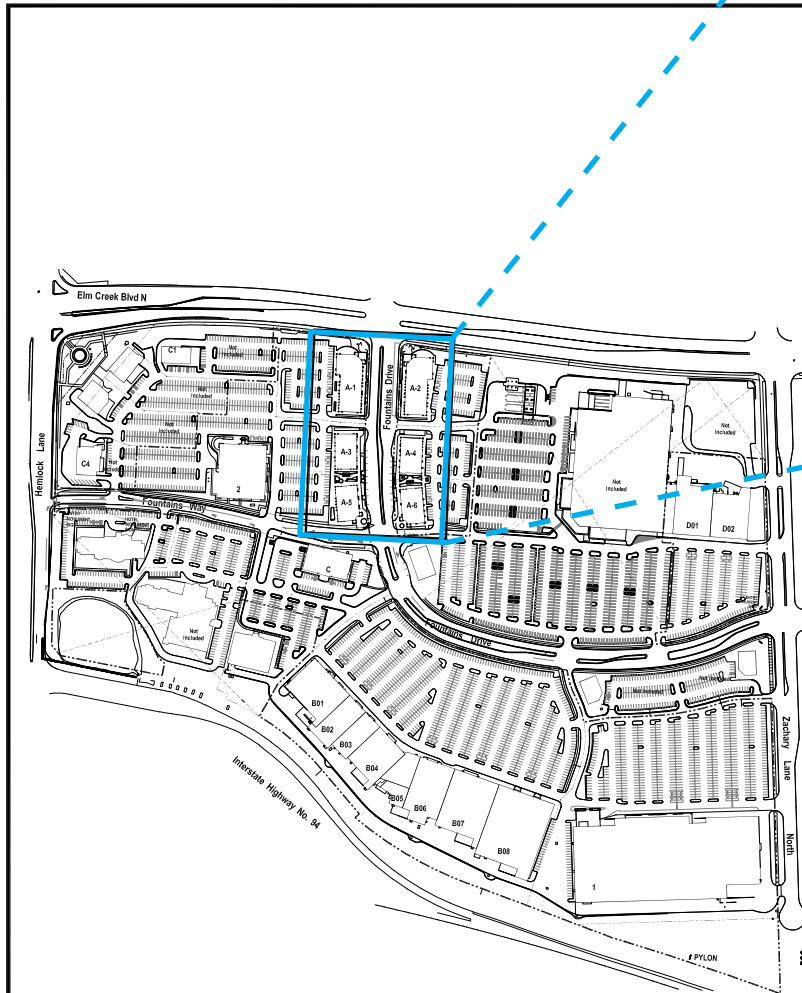


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OWNED+MANAGED BY:
KIMCO
 REALTY

SUITE 10 LOD



2 SITE KEY PLAN
1" = 400'

1 DEMISING PLAN
1" = 20'

KIMCO REALTY
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
TEL 516.889.9000
WWW.KIMCOREALTY.COM

Site No. : 1558
Site Name : FOUNTAINS AT ARBOR LAKES
Location : MAPLE GROVE, MN
Submitted By : TK
Drawn By : JB
Date : 2.22.19

This drawing is a general representation of the shopping center and individual spaces and should not be used as a construction document. No representation is made as to the accuracy of interior or exterior dimensions, conditions or existing improvements, and the owner reserves the right to change the shopping center and individual spaces at any time and without notice. It is the responsibility of the tenant or its agent to verify actual dimensions and conditions prior to design and construction of improvements.

EXISTING CONDITIONS

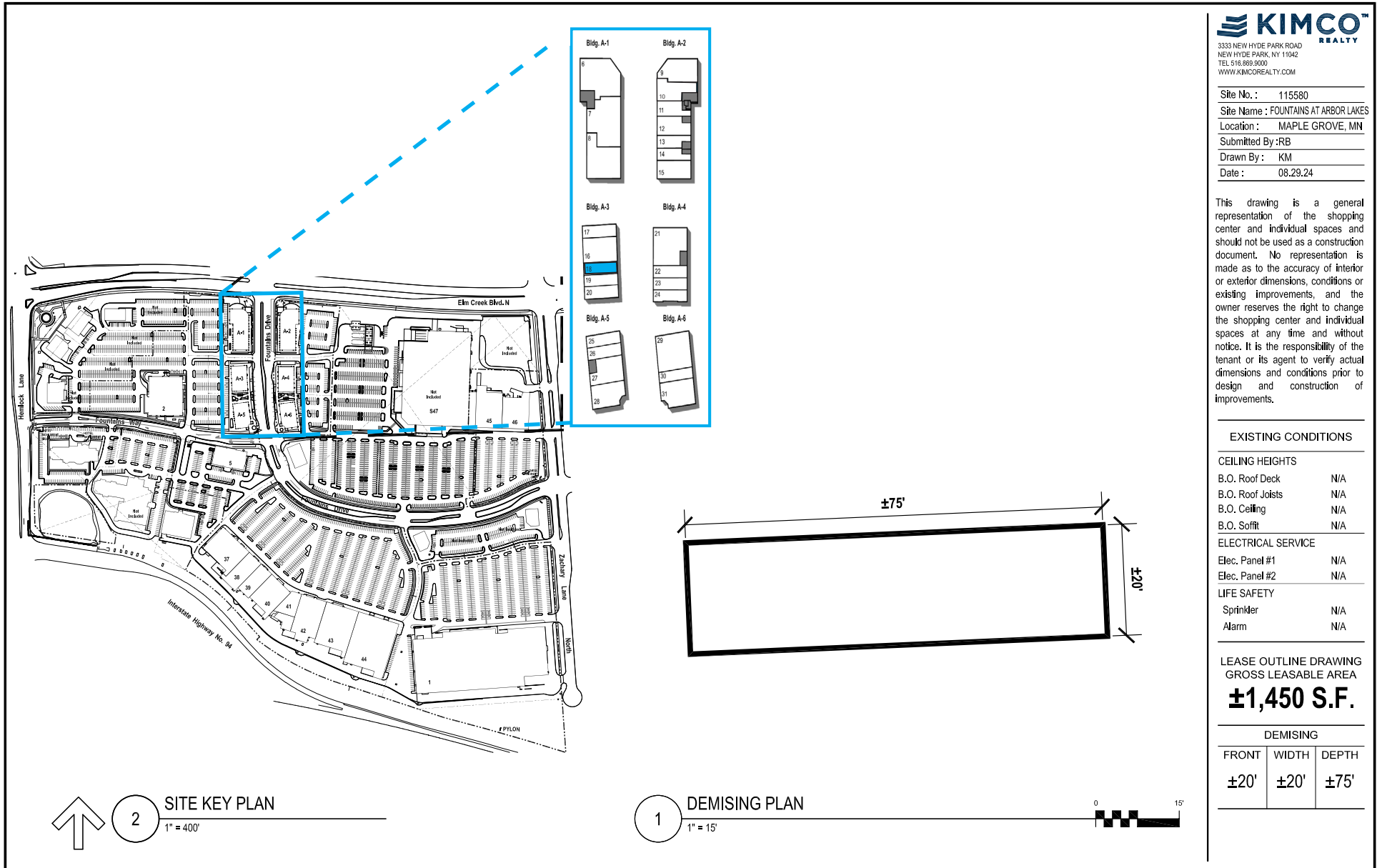
CEILING HEIGHTS	
B.O. Roof Deck	N/A
B.O. Roof Joists	N/A
B.O. Ceiling	N/A
B.O. Soffit	N/A
ELECTRICAL SERVICE	
Elec. Panel #1	N/A
Elec. Panel #2	N/A
LIFE SAFETY	
Sprinkler	N/A
Alarm	N/A

LEASE OUTLINE DRAWING
GROSS LEASABLE AREA

±2,439 S.F.

DEMISING		
FRONT	WIDTH	DEPTH
±37'	±17'	±90'

SUITE 18 LOD



KIMCO[™]
REALTY
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
TEL 516.869.9000
WWW.KIMCOREALTY.COM

Site No. : 115580
Site Name : FOUNTAINS AT ARBOR LAKES
Location : MAPLE GROVE, MN
Submitted By : RB
Drawn By : KM
Date : 08.29.24

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EXISTING CONDITIONS

CEILING HEIGHTS	
B.O. Roof Deck	N/A
B.O. Roof Joists	N/A
B.O. Ceiling	N/A
B.O. Soffit	N/A
ELECTRICAL SERVICE	
Elec. Panel #1	N/A
Elec. Panel #2	N/A
LIFE SAFETY	
Sprinkler	N/A
Alarm	N/A

LEASE OUTLINE DRAWING
GROSS LEASABLE AREA
±1,450 S.F.

DEMISING

FRONT	WIDTH	DEPTH
±20'	±20'	±75'

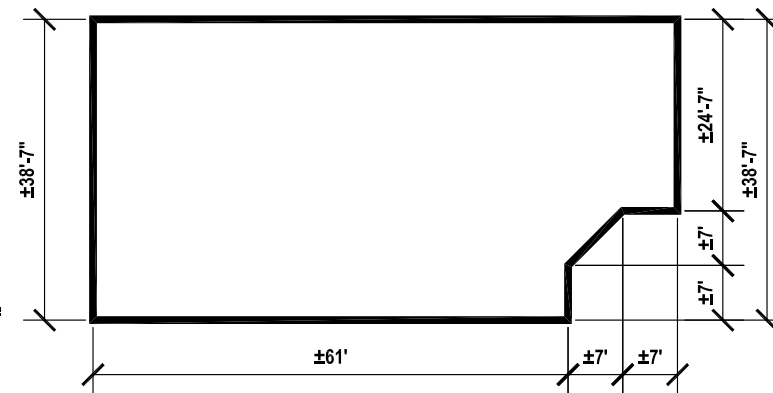
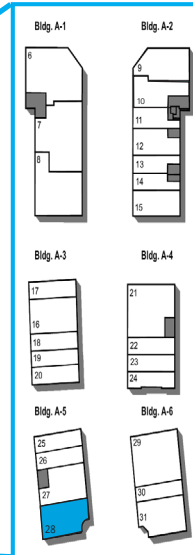
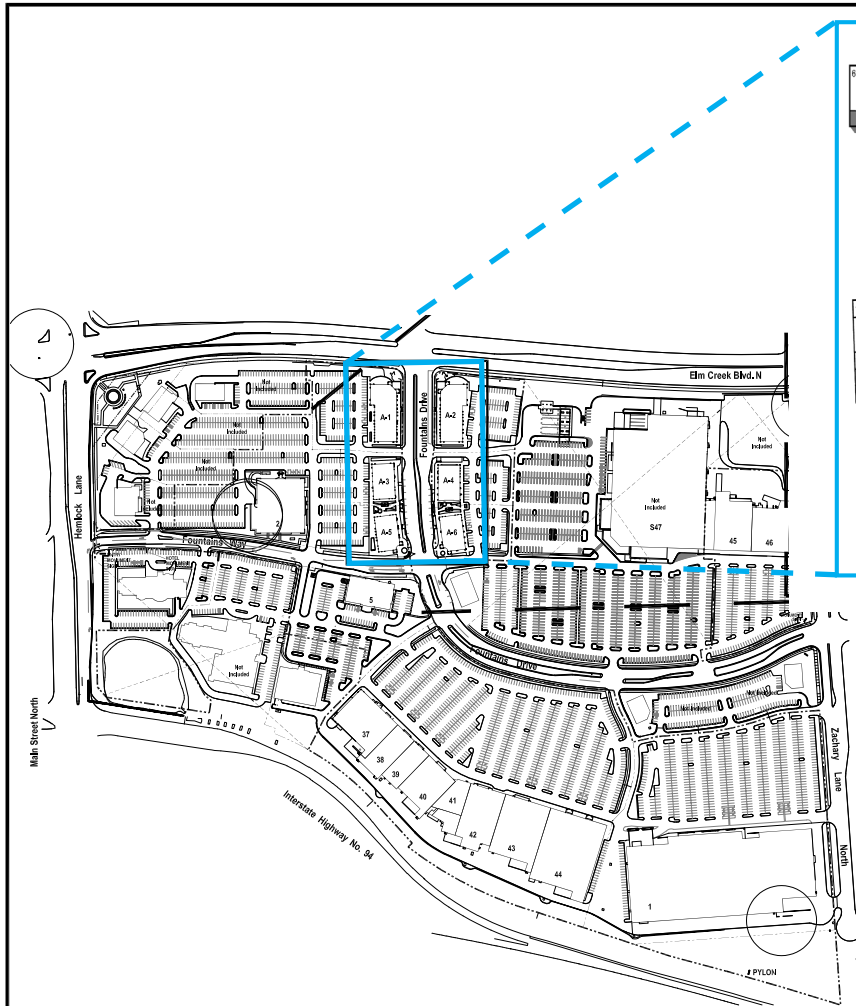
2 SITE KEY PLAN
1" = 400'

1 DEMISING PLAN
1" = 15'

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SUITE 28 LOD



↑ 2 SITE KEY PLAN
1" = 400'

↑ 1 DEMISING PLAN
1" = 15'

KIMCO REALTY
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
TEL 516.869.9000
WWW.KIMCOREALTY.COM

Site No. : 115580
Site Name : FOUNTAINS AT ARBOR LAKES
Location : MAPLE GROVE, MN
Submitted By : RB
Drawn By : KM
Date : 12.09.24

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EXISTING CONDITIONS

CEILING HEIGHTS	
B.O. Roof Deck	N/A
B.O. Roof Joists	N/A
B.O. Ceiling	N/A
B.O. Soffit	N/A
ELECTRICAL SERVICE	
Elec. Panel #1	N/A
Elec. Panel #2	N/A
LIFE SAFETY	
Sprinkler	N/A
Alarm	N/A

LEASE OUTLINE DRAWING
GROSS LEASABLE AREA
±2,829 S.F.

DEMISING		
FRONT	WIDTH	DEPTH
±114'	±39'	±75'

CONTACT

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MAPLE GROVE TRADE AREA



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