

FORMER ARBY'S

REDEVELOPMENT OPPORTUNITY/OPPORTUNITY ZONE

140 Blake Rd N | Hopkins, MN | 55343



3,888 SF Former Restaurant on 1.03 Acres of Land

Chad Sturm

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chad@upland.com

UPLAND
REAL ESTATE GROUP, INC.

Sara Swenson

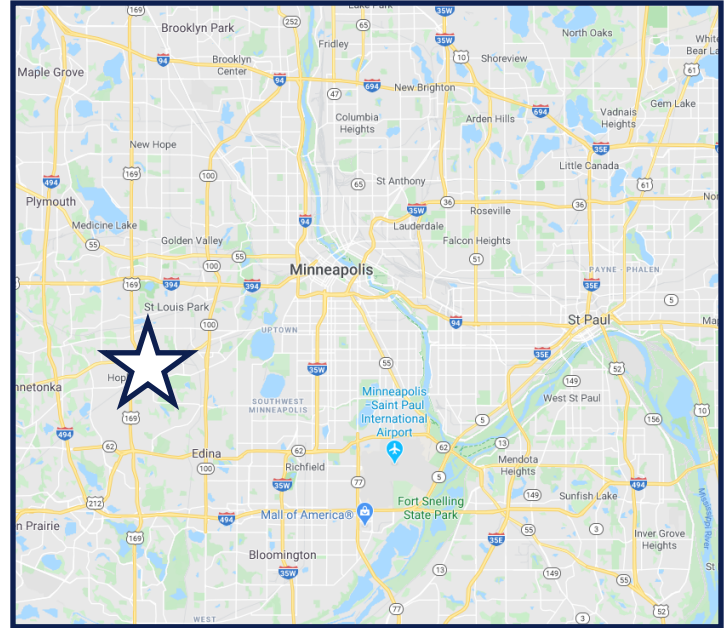
612.465.8523
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50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600
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PROPERTY INFORMATION

ADDRESS	140 Blake Rd N
CITY, STATE	Hopkins, MN
LAND SIZE	1.03 Acres
SPACE AVAILABLE	3,888 SF
SALE PRICE	Negotiable
TAXES 2020	\$45,443.54
YEAR BUILT/ RENOVATED	1979 / 2013 est.
PARKING	57 Spaces



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,336	104,181	246,576
DAYTIME POPULATION	6,725	60,718	181,039
MEDIAN HH INCOME	\$61,745	\$81,229	\$91,660
AVERAGE HH INCOME	\$92,295	\$119,659	\$132,488
MEDIAN AGE	36.3	40.5	41.3

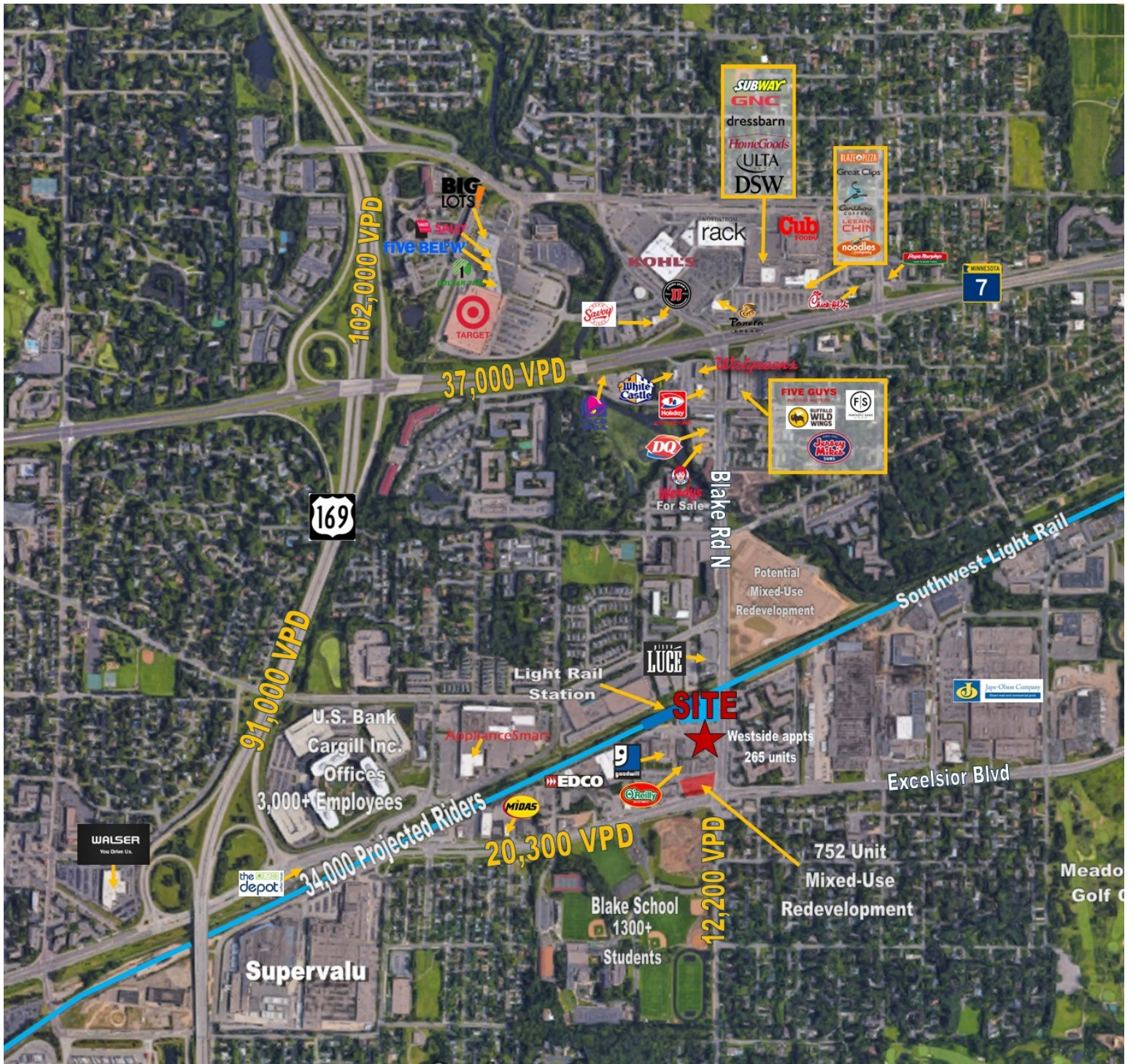
TRAFFIC COUNTS

169	102,000 VPD
HIGHWAY 7	37,000 VPD
EXCELSIOR BLVD	20,300 VPD
BLAKE RD	12,200 VPD
SOUTHWEST LIGHT RAIL	34,000 Projected Riders Blake Rd Station

COMMENTS

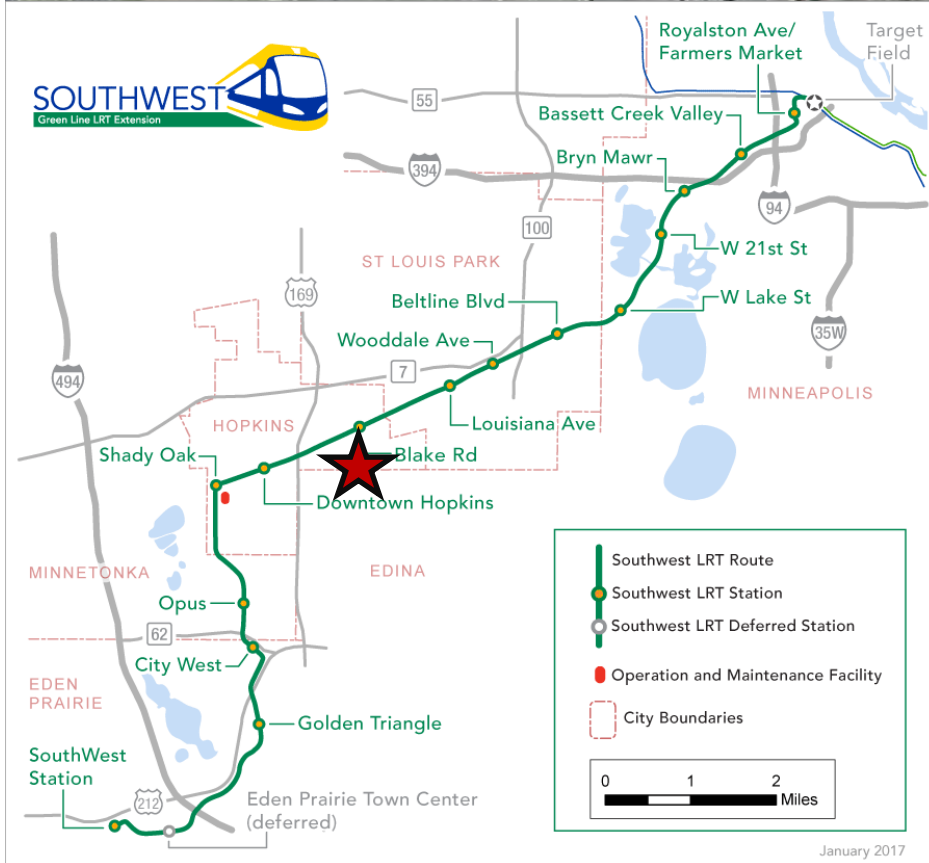
- Heavy Daytime Traffic
- Easy access from Excelsior Blvd, Blake Rd, Hwy 7, and Hwy 169
- Drive thru installed
- Pylon Sign
- Adjacent to the new Light Rail Park & Ride Station
- Area being regentrified with new mixed-use developments
- Multiple hood vents, walk-in freezer, and walk-in refrigerator





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