

THE PREMIER PICKLEBALL & TENNIS CLUB



OFFERING MEMORANDUM :: 8401 83RD AVE. N., BROOKLYN PARK, MN

PREMIERPICKLEBALLDOME.COM

BOLD
MARKETING TEAM


COLDWELL BANKER
REALTY


**Krista
Wolter**
REAL ESTATE GROUP



8401 83RD AVE. N.

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DISCLOSURES

CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum is proprietary, copyrighted, and confidential. Your further use indicates your acknowledgment of this. It is to be considered preliminary information to aid in determining the initial interest of the Subject Property by the intended recipient. It is not to be utilized by anyone else for any other purposes. All information gained from this Offering Memorandum or expressed by advisors of the Sellers shall remain confidential. Any breach of this agreement can result in legal action or other necessary enforcement to prevent disclosure.

The Sellers expressly reserves the right to reject interest, letters of intent, or offers to purchase the Subject Property at any time. Any discussions are revocable at any time prior to a fully executed agreement delivered and acknowledged by both parties.

AFFILIATED BUSINESSES

Coldwell Banker Realty, a subsidiary of Realogy Holdings Corp., is part of the NRT LLC family of real estate brokerage companies and has a business relationship with the following companies: Guaranteed Rate Affinity, LLC; Castle Edge Insurance Agency, Inc.; Burnet Title, LLC; Cartus Corporation; American Home Shield Corporation; and other NRT LLC Real Estate Brokerage Companies and franchisees.

DISCLAIMER

While we have obtained this information from reliable sources, it is our recommendation that you complete a thorough due diligence investigation and verification of facts. This includes but is not limited to square footage, age, structure, mechanical, Federal, State, and local compliance, condition, lease terms, and current and projected financials.

8401 83RD AVE. N.

PROUDLY MARKETING BY



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8401 83RD AVE. N.

OFFERING SUMMARY

8401 83RD AVE. N.

Jim Seabold and Krista Wolter of Coldwell Banker Realty is excited to present a new development offering.

This Premier Pickleball facility was converted from a golf dome within the last 2 years. It now features 16 pickleball courts on a premier hard court playing surface. 6 of those courts being pickleball dedicated and 10 being non dedicated.

Currently a staff of professionally supervised coaches & teaching professionals organizes & manages the open play and league mixer pickleball games. While on the Court, this staff coordinates play during all 6 of the daytime & evenings open play league sessions.

The lobby and entrance to the dome has been remodeled and is a great spot to hangout before or after a game.

Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

All Property Tour requests must be submitted and approved prior to on-site visits by calling or emailing:

651-276-8555 or jim@boldmarketing.com

Tours can be scheduled at the top of the hour from 11:00 am to 4:00 pm on most weekdays. Days or times outside of these can be requested and we will make every effort to accommodate.

No communication with the employees, or Management is permitted.

OFFERING HIGHLIGHTS

Offered At
\$2,500,000

Annual
2023 Taxes

\$32,242

TOTAL SQ. FT.:	32,000 sq. ft.
HEIGHT OF DOME:	48 ft.
TOTAL # OF COURTS:	16
# OF PARKING SPOTS:	40
COUNTY:	Hennepin

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8401 83RD AVE. N.

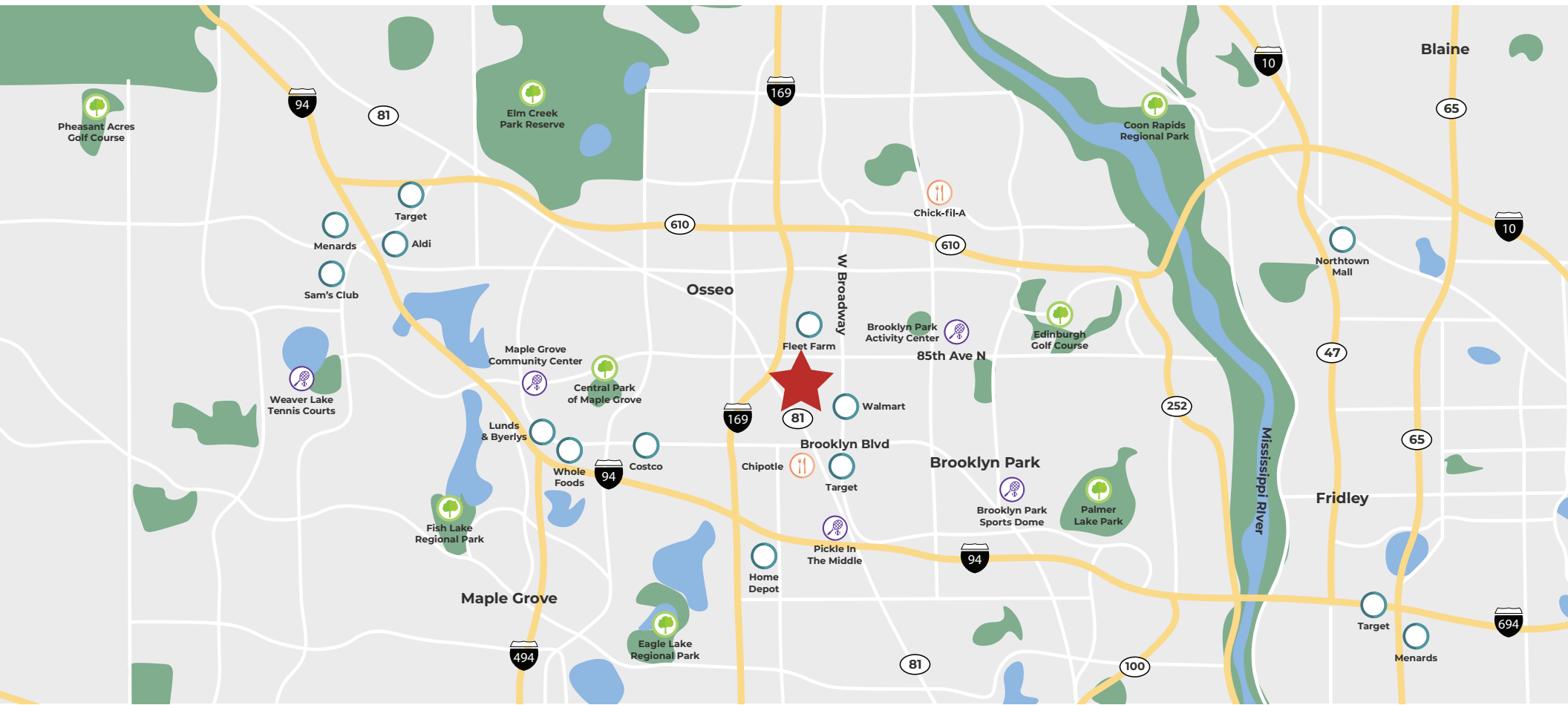
PHOTO GALLERY



PHOTO GALLERY



METRO AERIAL MAP



LOT OUTLINE MAP





DOWNTOWN MINNEAPOLIS

20 MINUTES FROM 8401 83rd

MARKET & DEMOGRAPHICS

POPULATION

Population growth in recent years has been consistent among this immediate location and its surrounding neighborhoods.

	2 Mile	5 Mile	10 Mile
2023 Total	30,058	217,100	766,206
2028 Projected	30,464	218,764	776,182
2010-2023 Growth	1.2%	0.8%	0.8%
Average Age	36	37.5	38.2

INCOME

The average household income within a 2 mile radius is \$83,551 and within a 10 mile radius the average is \$105,945.

	2 Mile	5 Mile	10 Mile
Average Household Income	\$83,551	\$104,034	\$105,945
Median Household Income	\$68,957	\$85,341	\$85,171
\$50k - \$75k	1,990	13,374	48,468
\$75k - \$100k	2,027	13,559	45,875
\$100k - \$125k	1,048	9,857	36,690
\$125k - \$150k	666	7,049	23,901
\$150k - \$200k	972	8,800	30,893
\$200k+	455	7,195	30,552

TRAFFIC

This location sees considerable private and public transportation; with 18 shopping centers and over 1,800 business within 2 miles.

	2 Mile	5 Mile
Number of Shopping Centers	18 shopping centers	90 shopping centers
Number of Businesses	1,807 businesses	7,769 businesses
Number of Employees	26,952 employees	96,204 employees

MARKET & DEMOGRAPHICS

AGE TRENDS

The average age for pickleball players is 38 years old (USA Pickleball, 2023), and the median age within 2 miles of the dome is 36 years old. Pickleball is growing in popularity with a younger audience: 79% of casual players are younger than 55 years old. Which means there are over 100,000 potential players within 5 miles of the dome.(Costar, 2023).

LOCAL GYMS

There are only 10 other dedicated indoor pickleball courts in the entire Twin Cities metro area, and only one of those is within 5 miles of 8401 83rd. In comparison, there are 7 total gyms within 5 miles which speaks to the popularity of exercise in the local area.

PICKLEBALL

Pickleball has taken over the sports community in the U.S. with a growth rate of 11.5% over the past 5 years, with a growth rate of 21% in 2022. There is an estimated 4.8 million pickleball players in the U.S. alone. Minnesota and other midwestern states have seen the highest growth rate at 30% year-over-year (USA Pickleball, 2023).

SPORTS SPENDING

Minnesota ranks twelfth for health club memberships with 24% of the population prioritizing physical fitness (Statista, 2023). Within 5 miles of the dome, the average household spends around \$5,000 on their hobbies (including exercise and fitness) per year (Costar, 2023).



DOWNTOWN ST. PAUL
30 MINUTES FROM 8401 83rd

TWIN CITIES

FORTUNE 500 COMPANIES

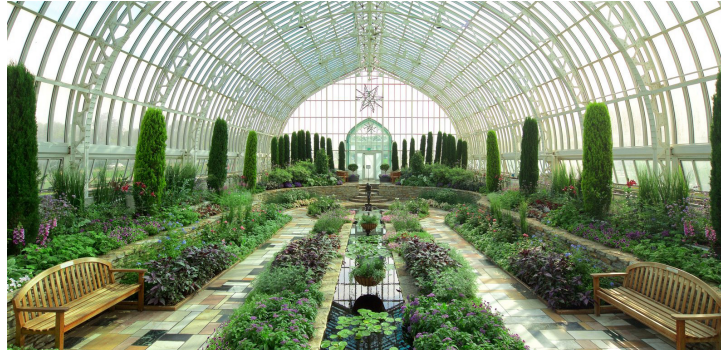


UNIVERSITIES



SPORTS TEAMS

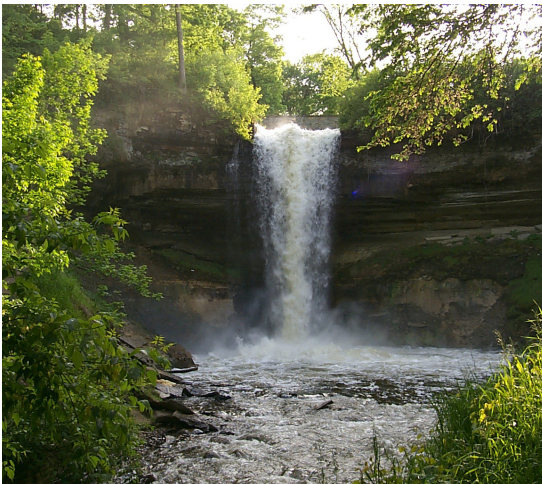




NOTABLE ATTRACTIONS



Minnesota ranks #2 in the Best States to live according to US News & World Report. This is achieved by consistently high marks in Quality of Life, Opportunity, Infrastructure, Healthcare, and Education.



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