

County road 242 / 125th Avenue NE

STATE TRUNK HIGHWAY 65

CENTRAL AVENUE

PARKING SPACES 869

SUPER
AMERICA

DAIRY
QUEEN

ABERDEEN ST.

Bays 203, 204
11,880 S.F.

BAY 200
9,300 S.F.

204 2,302 S.F.

205 1,392 S.F.

206 1,407 S.F.

207 1,749 S.F.

208 3,444 S.F.

210 5,750 S.F.

212 2,300 S.F.

214 2,300 S.F.

216 3,450 S.F.

218 3,450 S.F.

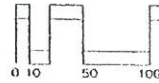
220 4,263 S.F.

230 4,989 S.F.

240 2,279 S.F.

BAY 250
69,153 S.F.

SITE PLAN



SITE AREA 696,989 S.F.



KRAUS-ANDERSON, REALTY COMPANY

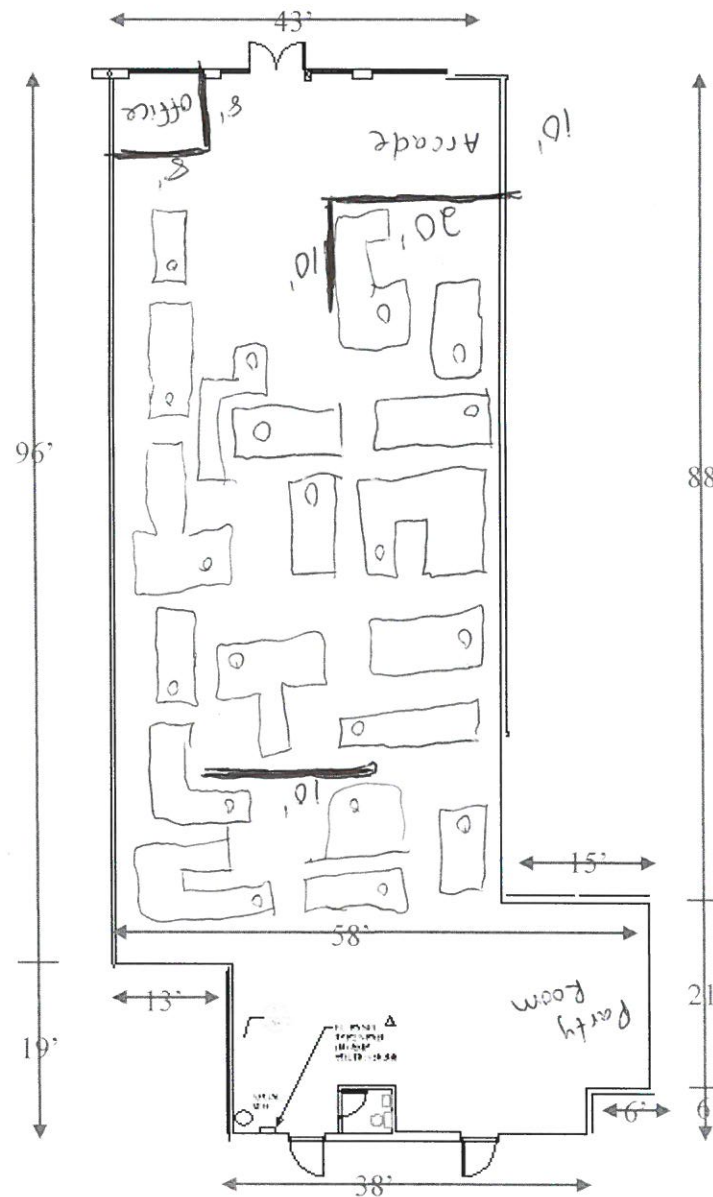
Development • Leasing • Management

BLAINE TOWN CENTER

12507-12595 Central Avenue, Blaine, MN

BAY 230

4,989 sf



Note: Drawing is for general planning purposes and is not a certified architectural plan.



Glow in One Mini Golf

What is it?

An 18-hole blacklight/glow in the dark, indoor mini golf course.

MN residents need indoor activities because of the unpredictable weather. Our community is in need of more things to do inside, and specifically something different than the current choices.

We built this course as a family and we are so excited to share it with other families!

Why will it work?

This is a place for people of all ages, races and gender to gather for affordable entertainment year round regardless of weather! There are no other blacklight mini golf courses in the area. The few golf courses around the area are either outdoor, or not unique. This business will work because it is simple, yet challenging and provides an upbeat atmosphere. There are many families in the area looking for things to do with their kids. Teenagers need a safe place to hang out where they can't get into mischief. We will also provide an area to celebrate birthdays or corporate team building events. We will provide an area with arcade games. Day-cares can come visit for field trips, and it is a great activity for youth groups.

Mini Golf is already a popular activity, so making it different a putting a upbeat spin on it with fun music and the glow in the dark ambiance will bring it into extreme popularity. With our climate in the Twin Cities, indoor sports and activities are a must. There is nowhere else in the area where someone can go with their whole family- even grandma, for \$10 for at least an hour of entertainment and friendly competition.

This is perfect for our concept because people have disposable income but are still on a budget so they are looking for affordable entertainment.

Almost 80% of the population in Blaine is made up of family households



How will it work?

Our prices and operating hours are listed below:

HOURS

Monday: 3:00pm - 10:00pm

Tuesday: 3:00pm - 10:00pm

Wednesday: 10:00am - 10:00pm

Thursday: 10:00am - 10:00pm

Friday: 10:00am - 10:00pm

Saturday: 10:00am - 10:00pm

Sunday: 11:00am - 7:00pm

PRICING

Ages 3 and under: free

Ages 3-12: \$6 (tax included)

Ages 13-54: \$10 (tax included)

Ages 55 and up: \$8 (tax included)

Active Military: \$8 (tax included)