



OPPIDAN
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ABRA
CENTRAL AVENUE
BLAINE
ANOKA COUNTY
MINNESOTA

SCALE	AS SHOWN
DESIGNED BY	RAH
DRAWN BY	RAH
CHECKED BY	MCR

Kimley»»Horn

2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114

TEL. NO. (651) 645-4197
FAX NO. (651) 645-5116

PROPERTY SUMMARY	
#####	
TOTAL PROPERTY AREA	±2.45 AC
ZONING SUMMARY	
EXISTING ZONING	B2- COMMUNITY COMMERCIAL
PARKING SETBACKS	FRONT = 30' SIDE = 10' REAR = 10'
BUILDING SETBACKS	FRONT = 50' SIDE = 20' REAR = 20'
PARKING SPACE/DRIVE AISLE	9' WIDE X 20' LONG, 24' AISLE
PARKING RATIO REQUIREMENT - :	1 SPACE / 600 SF OF BLDG
BUILDING DATA SUMMARY	
AREAS	
BUILDING AREA	18,000 SF (±16.9% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	30 SPACES
PROPOSED PARKING	76 SPACES
ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS





AUTO BODY & GLASS

ABRA AUTO BODY & GLASS

- **Facility Design:**

- Typically developed on 2 acres of land +/-.
- Parking designed for limited parking stalls for customers with the bulk of parking behind a secured fence for vehicles in process.
- Greenspace, landscaping and lighting designed to meet municipal requirements.
- Use intensity is far less than that of retail, restaurants and most other commercial or service users.

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• **Facility Operations:**

- Typical Operating Hours from 7 a.m. to 6 p.m. (hours may be extended based on customer volumes and needs)
- All work is completed within the building. There may be an occasional need to do some minor work outside to make a vehicle able to move inside for the vast majority of work.
- Car storage is for vehicles waiting for service or waiting to be picked up by a customer.
- 100 to 120 cars serviced per month for an average shop. This will vary by location.
- Approximately 75-80% of vehicles are driven in by the customer for service, with the balance being brought in by tow truck/wrecker

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• **Employment:**

- Employment ranges from 12-20 employees, depending on location and volume.
- Positions include, General manager, CSR's, Body Tech and Apprentice, as well as front office personnel.
- Hourly Ranges are from \$14.65 to \$19.27 per hour with bonus potential (monthly or quarterly). Per hour rates will vary based on markets and experience of personnel.
- Benefits include health, dental, vision, life and disability coverages, plus other supplemental coverages available.
- Individual retirement accounts, health savings accounts and education assistance.

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- **Store Sales & Impacts**

- Average store volumes of \$3,000,000 - \$3,600,000. Store sales will vary by market and competition.
- Approximately 38% of store volume is related to parts purchases and sales, which may be taxable in some municipalities.