

# OAKS GLEN LAKE

14401-14421 Excelsior Blvd, Minnetonka

2,580 SF RETAIL FOR LEASE



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## PROPERTY FEATURES

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### NEIGHBORING TENANTS

Anchored by the well-known Golden Nugget restaurant, and directly south of Excelsior Blvd from Lunds & Byerlys and Caribou Coffee

### COMMENTS

- Minnetonka mixed use development with 52 apartments above neighborhood retail
- Great visibility from Excelsior Blvd, drawing Hopkins to the east and Minnetonka to the west
- 96 parking stalls dedicated to retail

### SPACE AVAILABLE

2,580 SF

### LEASE RATE

Negotiable

### OPERATING EXPENSES

CAM & Insurance: \$1.83

Real Estate Taxes: \$5.15

Total: \$6.98

### NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	5,869	\$151,393	3,158
3 Miles	59,944	\$128,276	44,343
5 Miles	160,925	\$137,203	136,549

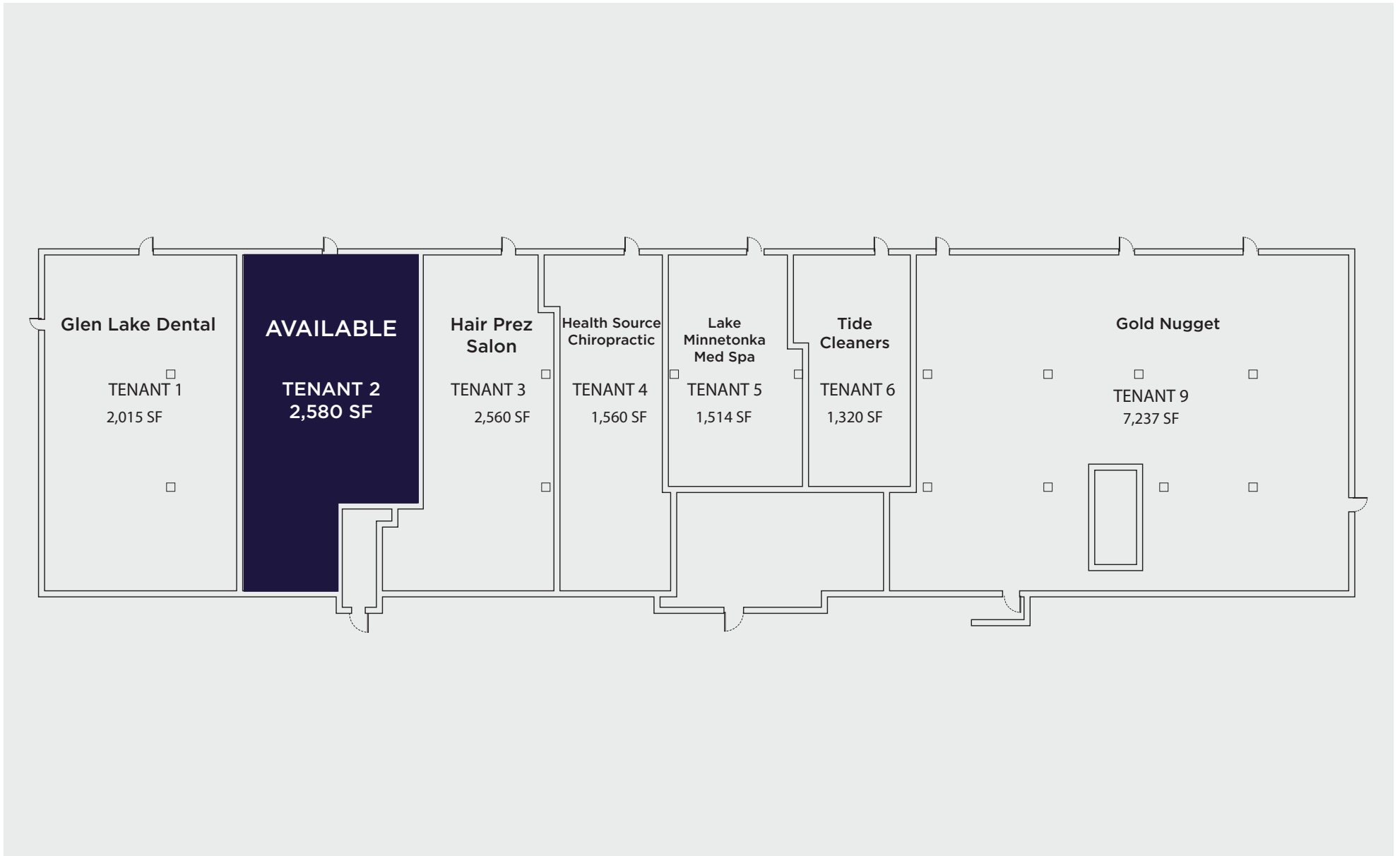


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FLOOR PLAN

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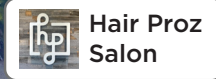


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NEIGHBORHOOD MAP

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Beacon Hill Road

Excelsior Boulevard

Stewart Ln

9,900 vpd

9,900 vpd

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AERIAL MAP

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