

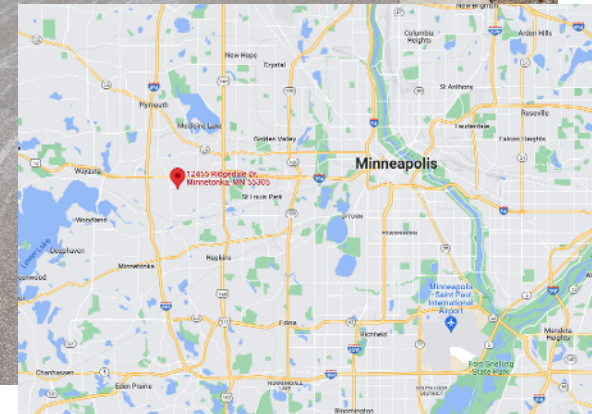
FOR LEASE

1650 SF AND 3349 SF VACANCIES

CLASS A FINISHES

On site property management

Across from Ridgedale regional mall



RE/MAX RESULTS

12455 RIDGEDALE DR, MINNETONKA, MN

PROPERTY HIGHLIGHTS

- Well-appointed lobby
- Serene setting with pond views
- Adjacent to luxury apartment building
- Ideal for both medical and office users
- Steps from Ridgedale Mall and various restaurants/shopping

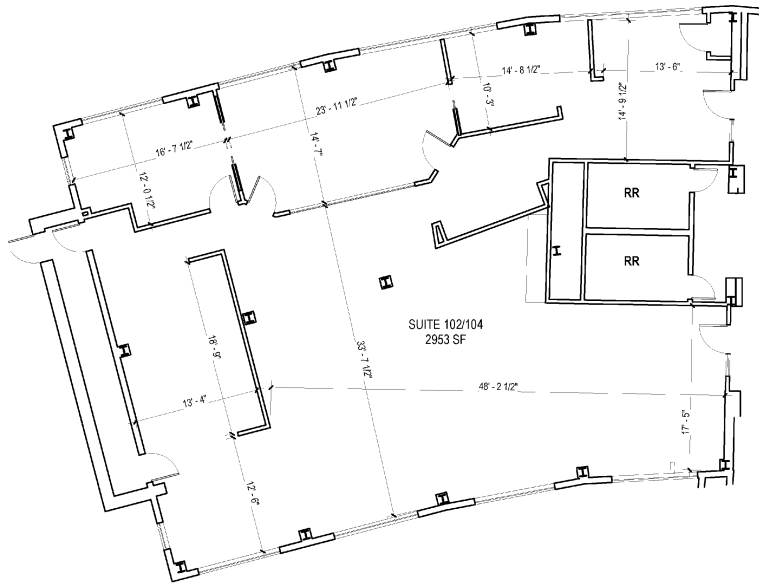
BUILDING INFORMATION

BUILDING SIZE	13,611 square feet
FLOORS	2 stories
YEAR BUILT	1982
LOCATION	Off I 394, near I494 and Hwy 169
NET LEASE RATE	\$15.00 PSF
EST. CAM/TAXES	\$15.00 PSF

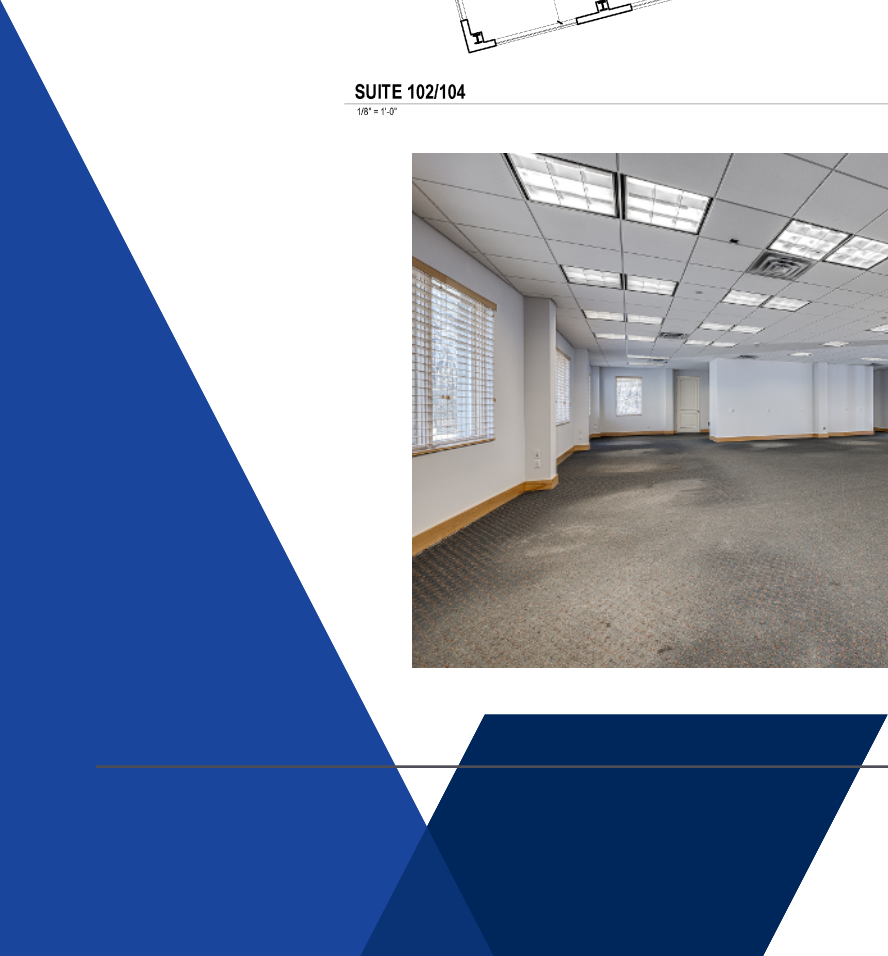


12455 RIDGEDALE DR, MINNETONKA, MN

FLOOR PLAN



SUITE 102/104

$$1/8^{\circ} = 1'-0''$$
**SUITE 102/104: 3349 RSF**



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 12455 Ridgedale Dr, Minnetonka, MN 55305

CITY, STATE

Minnetonka, MN

POPULATION

117,497

AVG. HH SIZE

2.24

MEDIAN HH INCOME

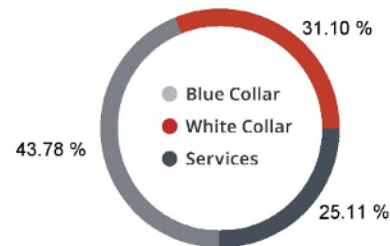
\$76,564

HOME OWNERSHIP

Renters: **20,038**

Owners: **33,589**

EMPLOYMENT



56.49 %
Employed

1.46 %
Unemployed

EDUCATION

High School Grad: **19.87 %**

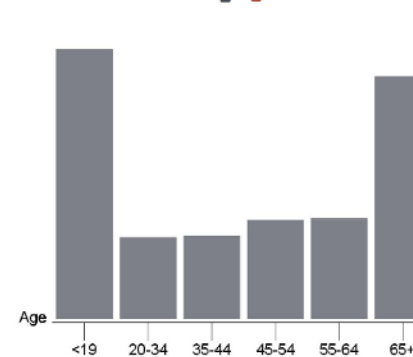
Some College: **23.93 %**

Associates: **6.89 %**

Bachelors: **46.77 %**

GENDER & AGE

48.40 % **51.60 %**



RACE & ETHNICITY

White: **80.33 %**

Asian: **6.99 %**

Native American: **0.12 %**

Pacific Islanders: **0.00 %**

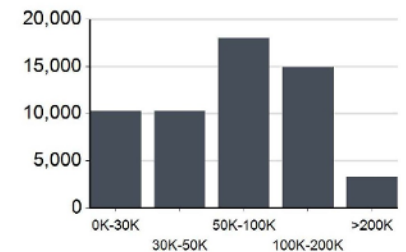
African-American: **6.89 %**

Hispanic: **2.65 %**

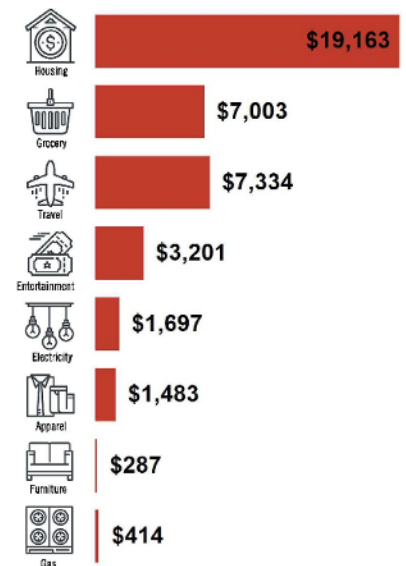
Two or More Races: **3.02 %**



INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

14450 BURNHAVEN DR, BURNSVILLE

CONTACT



RE/MAX RESULTS

TONY WEINSTINE

Tony@WeinstineCommercial.com

612.210.6116