



## For Sublease

### Space Available

- Suite 14446: 1,240 sf
- Term: 3/1/26 to 6/30/28
- 2025 CAM: \$2.43 psf and Tax: \$5.23 psf
- Lease Rate: \$18.15 psf NNN

### Contact us:

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# Glen Lake Village

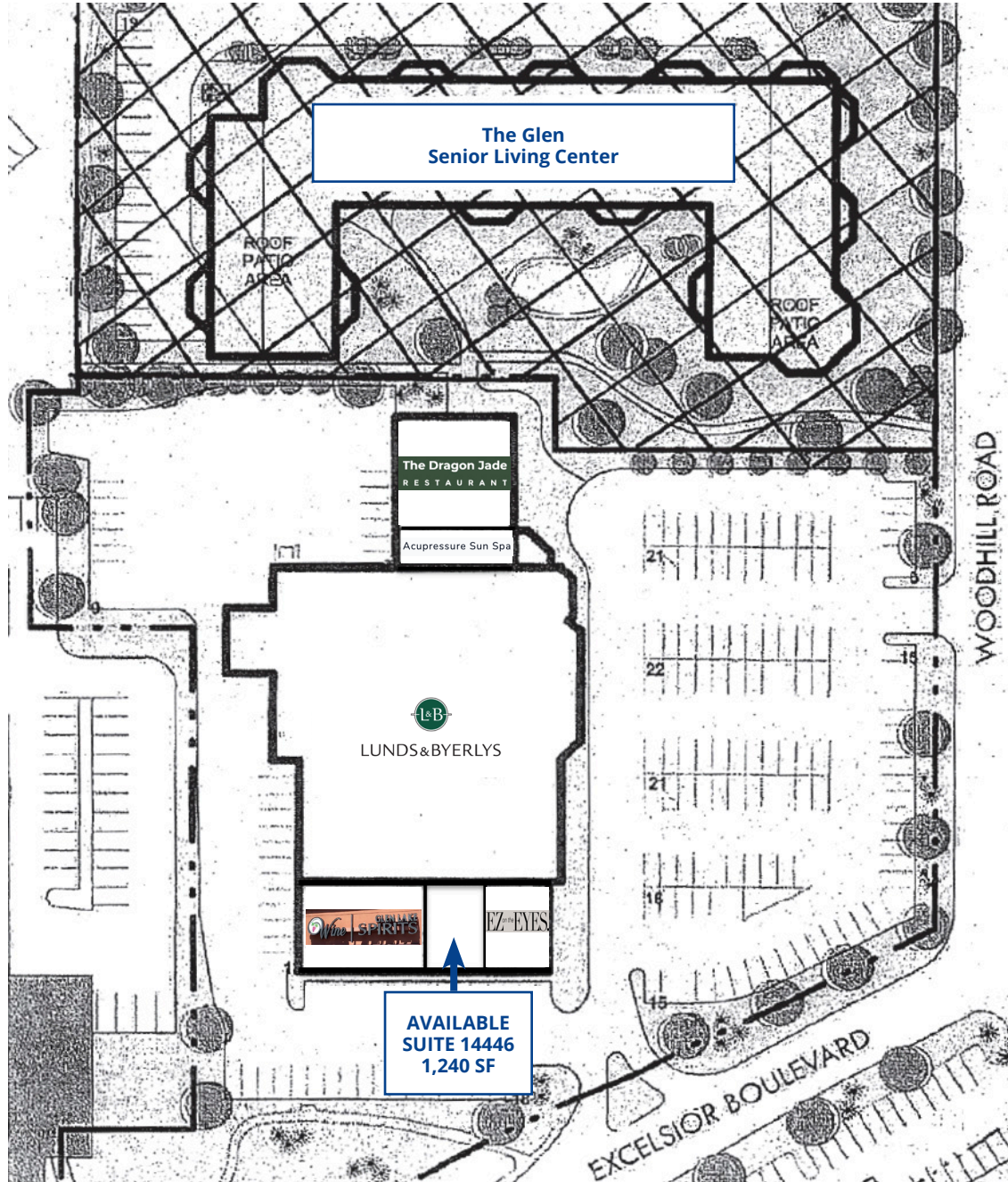
14400 Excelsior Blvd | Minnetonka, MN 55345

## Grocery Anchored Retail Space

### HIGHLIGHTS and FEATURES

- Neighborhood center anchored by Lunds & Byerly's
- Great visibility and access from Excelsior Blvd
- Located in dense Glen Lake neighborhood
- Parking: 147 spaces
- Building signage
- Co-tenants Glen Lake Wine and Spirits, EZ on the Eyes, Acupressure Sun Spa, and Dragon Jade
- Area Tenants: Unmapped Brewing Company, Pet Stuff, Gina Marias Pizza, Studio 13, State Farm, E-Cig POD, Glen Lake Animal Hospital, BP, Tide Cleaners, Snap Fitness, Glen Lake Academy of Dance, Prestige Preschool Academy, Gold Nugget, Glen Lake Dental, Mobile Hair Proz salon, Health Source, and Gunstop

# Site Plan



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# Location Overview

## DEMOGRAPHICS

### Average Household Population

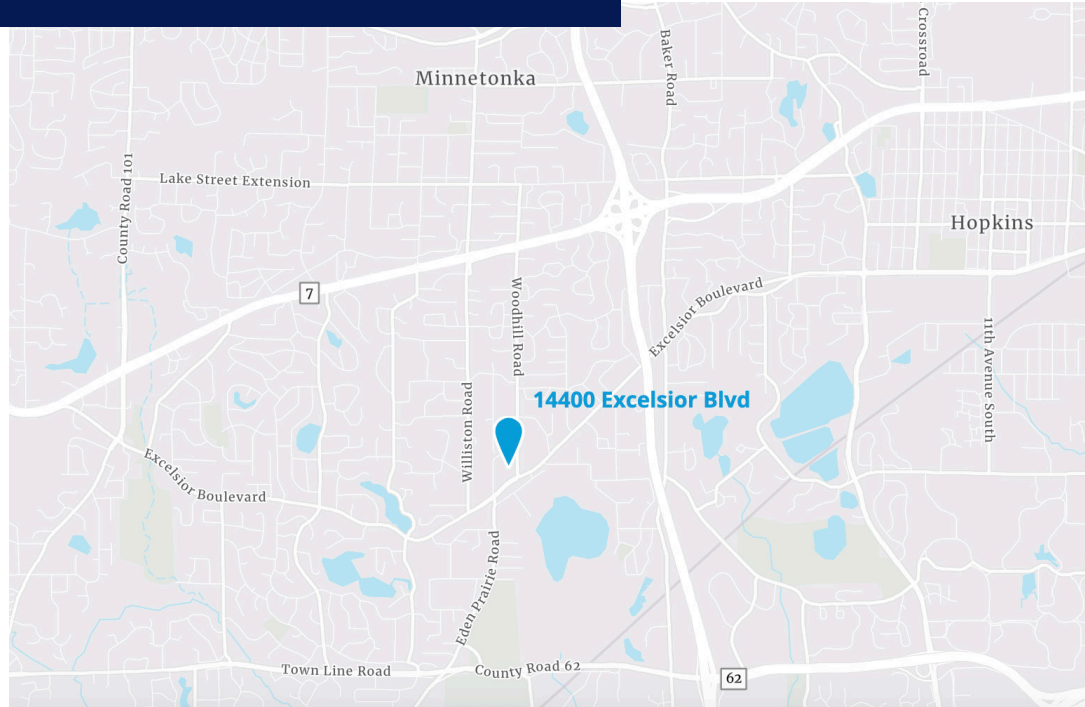
1 Mile	6,118
3 Miles	59,682
5 Miles	160,725

### Average Household Income

1 Mile	\$152,758
3 Miles	\$128,617
5 Miles	\$136,643

## TRAFFIC COUNTS

- Excelsior Blvd W - 10,500 vpd
- Excelsior Blvd E - 10,100 vpd
- Eden Prairie Road - 7,300 vpd



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