

FOR LEASE

755 Lake Street E

755 Lake St E, Wayzata, MN 55391

Distinguished single-story retail building centrally located in a highly walkable portion of Wayzata.



Building Size

14,375 SF

Year Built

1973

Space Available

1,277 - 2,670 SF

Rent Rate

\$46.00 - \$49.00 NNN

CAM & Taxes

\$14.48/SF/yr

755 Lake Street E

About the Property

This charming single-story brick building is located in the heart of the bustling Wayzata neighborhood. Each with their own charming storefront canopy, the building is home to a prominent mix of retailers including Wuollet Bakery & Espresso, Grace Hill, Burnet Fine Art, Crisp & Green, and oh baby! boutique. The property is surrounded by plentiful parking, with rear access through the building and reserved spaces available for customers.

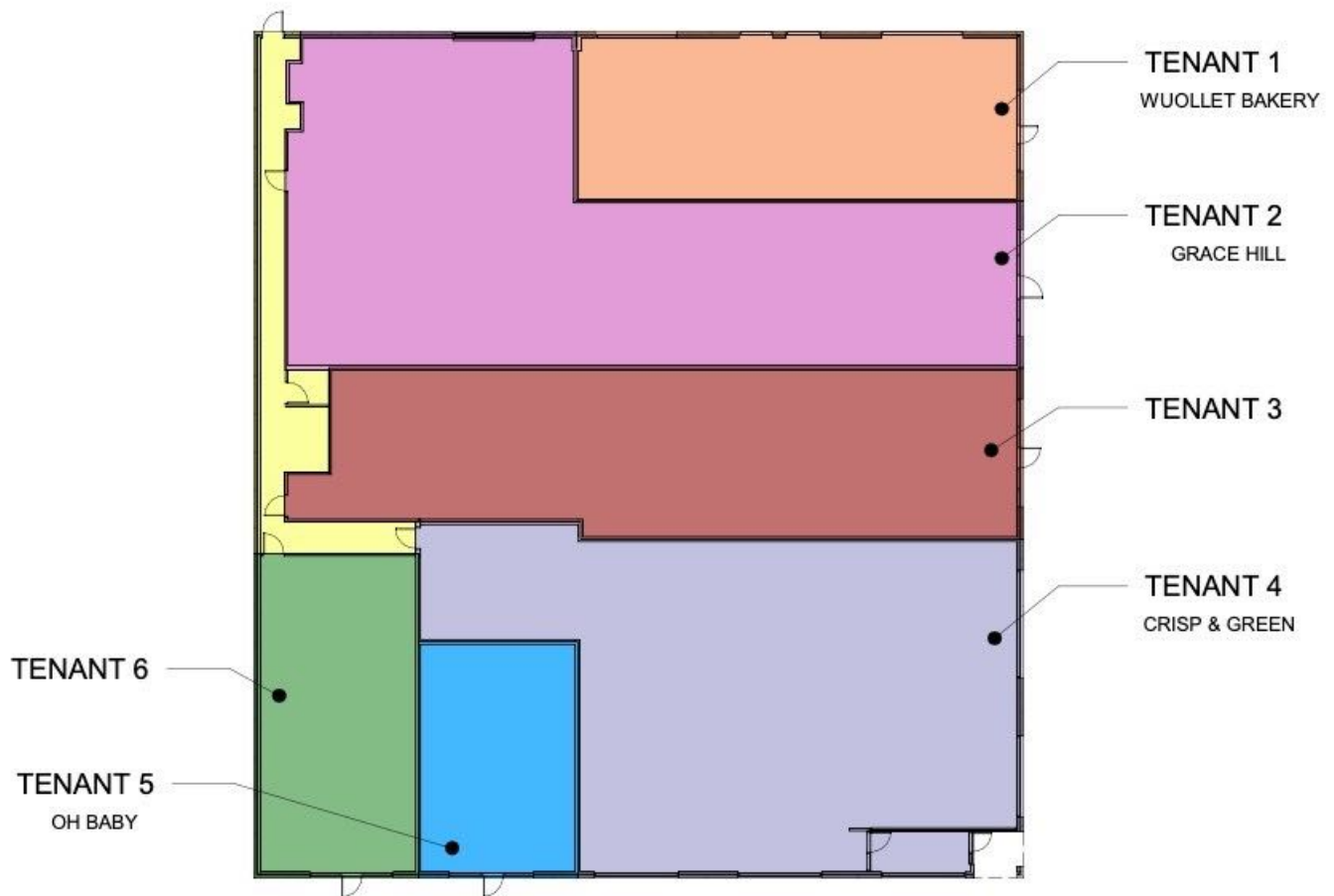
Location

Located right along Lake Street E, a diverse mix of boutiques, restaurants, businesses, cafés, museums, beaches, and parks surround this distinguished Wayzata retail building. Wayzata is located about 11 miles from downtown Minneapolis, just west of the Interstate 494/394 corridor. The small-town charm and quaint downtown location along the shores of Lake Minnetonka, Wayzata is the crown jewel of the western suburbs. Located at the northeast tip of the lake, this charming community is nestled around Wayzata Bay, providing unbeatable view of Lake Minnetonka during any time of the year and creating a retail and boutique haven along Minnesota's most famous lake.

- ✓ High visibility in walkable area of Wayzata
- ✓ Charming individual storefronts with canopy signage
- ✓ Vibrant mix of co-tenants
- ✓ Plentiful street and lot parking with reserved spaces



Site Plan



755 Lake Street E

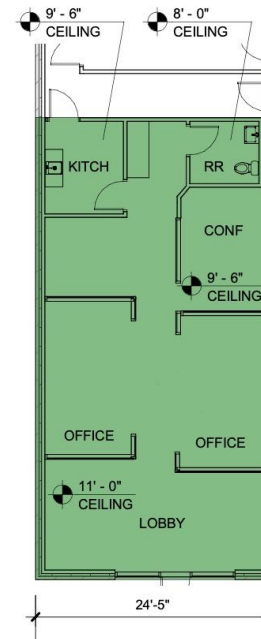
755 Lake St E Suite 100

Rentable Area: **1,277 RSF**

Availability: **Immediately**

Lease Rate: **\$49.00 NNN**

CAM & Taxes: **\$14.48/SF/yr**



Highly visible retail space in walkable area of Wayzata.

- Move-in ready
- All glass open work area and conference room
- Restroom and kitchenette
- Plentiful natural light
- Highly visible storefront with signage opportunity
- Rear access to parking lot with reserved spaces



755 Lake Street E

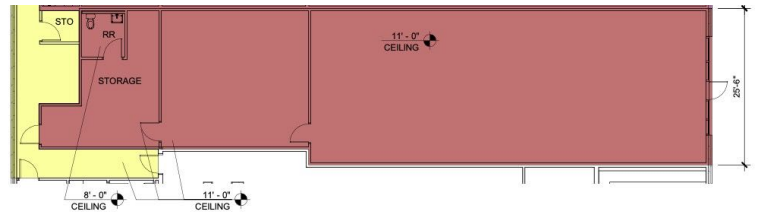
775 Lake St E

Rentable Area: **2,670 RSF**

Availability: **Immediately**

Lease Rate: **\$46.00 NNN**

CAM & Taxes: **\$14.48/SF/yr**



Highly visible retail space in walkable area of Wayzata.

- Move-in ready
- Open floorplan with flexible layout options
- Office area, break room, and restroom in rear
- Track lighting and hardwood floors
- Large glass storefront with signage opportunity
- Access directly from parking lot with reserved spaces



The Neighborhood

Wayzata

Known for its small-town charm and quaint downtown location along the shores of Lake Minnetonka, Wayzata is the crown jewel of the western suburbs. Not only a retail and boutique haven along Minnesota's most famous lake, Wayzata is home to acclaimed restaurants, unique homes, and romantic views of Lake Minnetonka.



 **68**
WALK SCORE

 **—**
TRANSIT SCORE

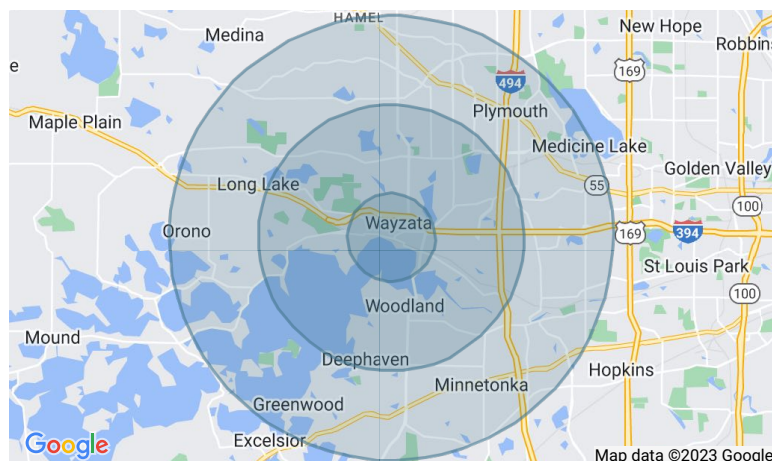
 **45**
BIKE SCORE



- 1 CRISP & GREEN
- 1 Wuollet Bakery
- 2 Josefina
- 3 Monique Of Switzerland Jewelers
- 4 STALK & SPADE
- 4 Penny's Coffee
- 5 The Grocer's Table
- 6 COV Wayzata
- 7 Wayzata Bar & Grill
- 8 McCormick's Pub And Restaurant
- 8 Sakana Sushi
- 9 Gunderson's Jewelers - JB Hudson Jewelers
- 10 Gianni's Steakhouse
- 10 One Door West
- 11 Benedict's
- 12 Baja Haus
- 12 Jade Fountain Chinese Restaurant
- 13 Caribou Coffee
- 13 Ben & Jerry's
- 14 Maggie's Restaurant
- 15 Sushi Fix
- 16 Ninetwentyfive
- 16 The Rand Street Inn
- 17 Alexander Tool & Supply Co
- 18 Macanda
- 18 6Smith
- 19 Walgreens
- 20 Vivace Hearing Solutions Of Wayzata

Demographics	1 Mile	3 Miles	5 Miles
Total population	4,040	32,651	103,944
Median age in years	52.0	47.2	46.4
Total households	2,082	13,302	42,731
Median household income	\$114,027	\$126,021	\$118,040
Average household size	1.93	2.44	2.41
Average home value	\$680,489	\$551,657	\$514,094

Data Source: ESRI/ArcGIS (2022)



Neighborhood Photos

