

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

- ✓ 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

755 Lake Street E

About the Property

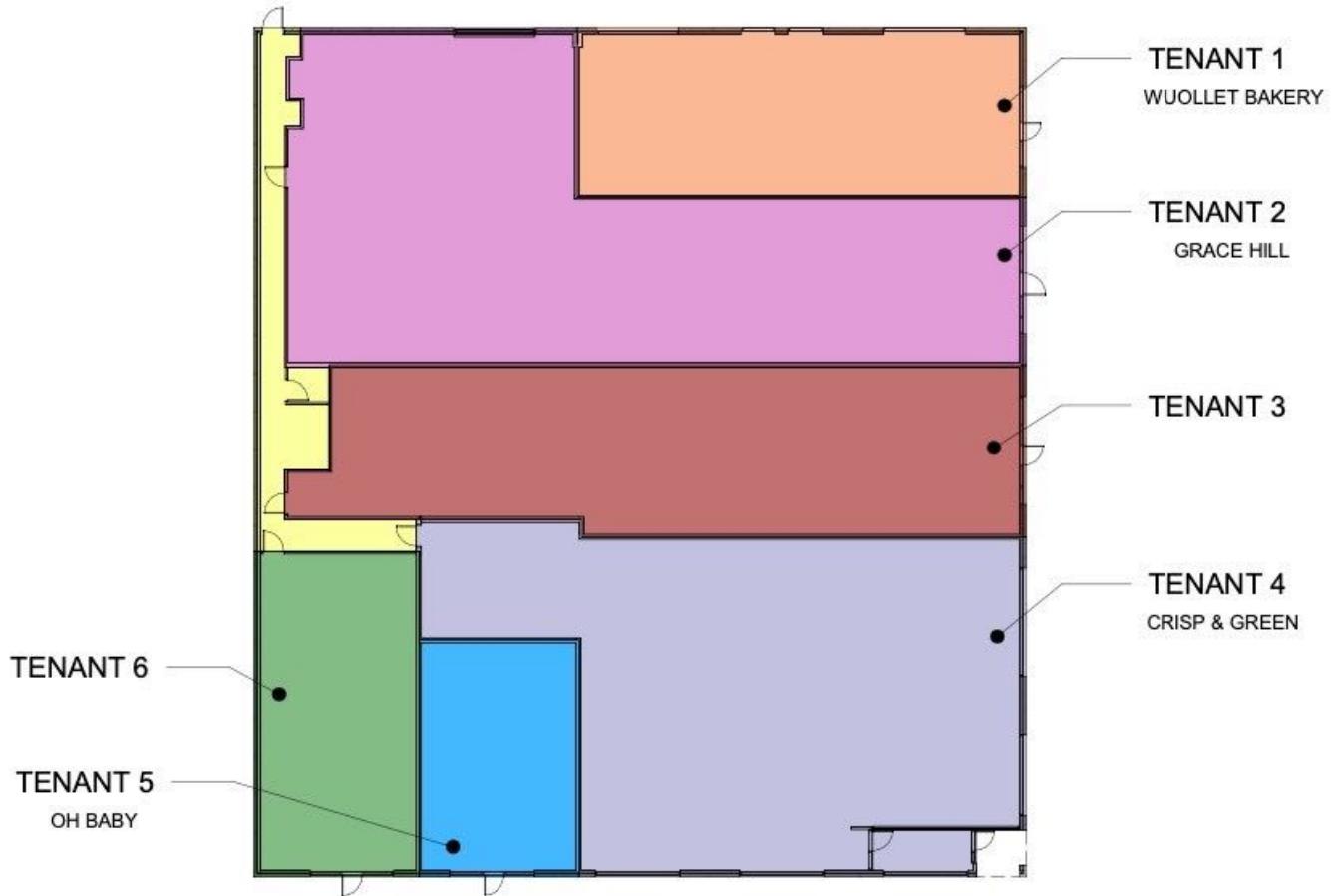
This charming single-story brick building is located in the heart of the bustling Wayzata neighborhood. Each with their own charming storefront canopy, the building is home to a prominent mix of retailers including Wuollet Bakery & Espresso, Grace Hill, Burnet Fine Art, Crisp & Green, and oh baby! boutique. 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.



Site Plan



755 Lake Street E

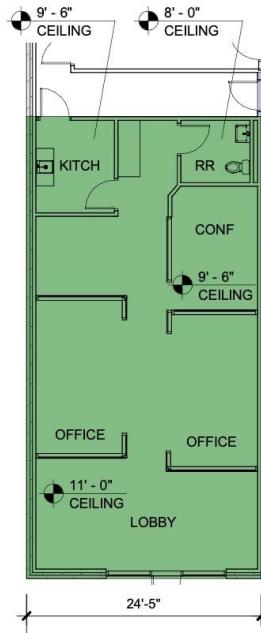
755 Lake St E Suite 100

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

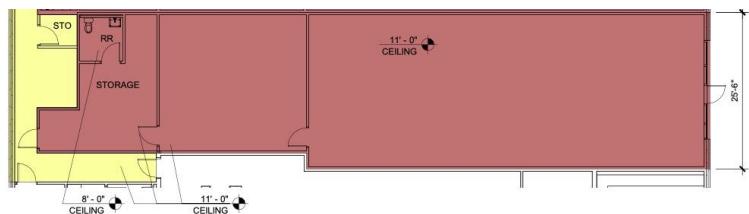
775 Lake St E

Rentable Area: **2,670 RSF**

Availability: **Immediately**

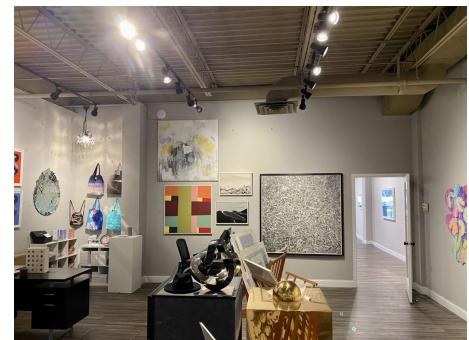
Lease Rate: **\$46.00 NNN**

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

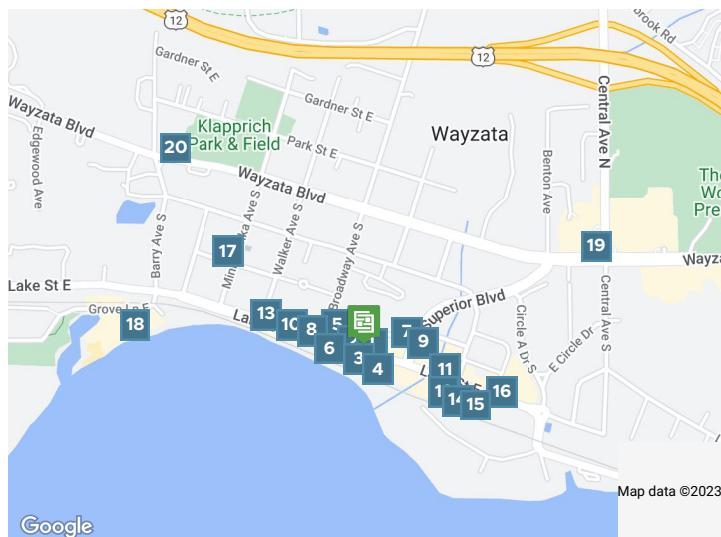
Wayzata

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

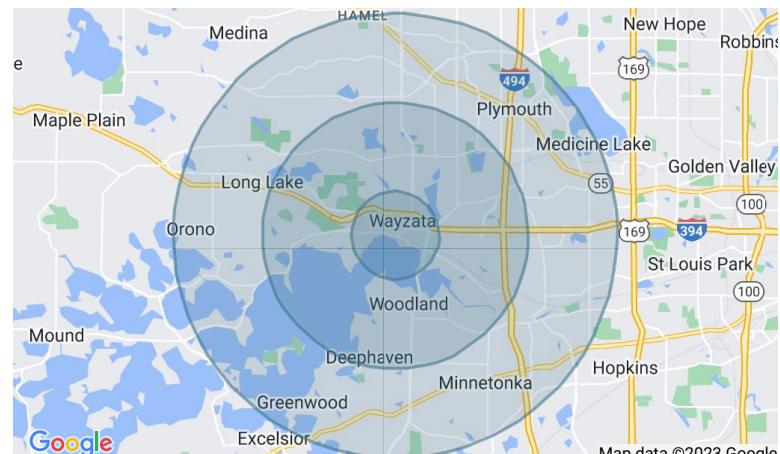
45
BIKE SCORE



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
11	Walgreens
12	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	Gianni's Steakhouse
20	Vivace Hearing Solutions Of Wayzata
20	One Door West

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)



Wayzata

Neighborhood Photos

