

# OFFICE/RETAIL FOR SALE OR LEASE 444 2ND STREET

444 2ND STREET, EXCELSIOR, MN 55331



## OFFERING SUMMARY

<b>PRICE:</b>	Negotiable
<b>BUILDING SF:</b>	9,080 SF
<b>AVAILABLE SF:</b>	9,080 SF Divisible to 2,165 SF
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.12 Acres
<b>PARKING:</b>	Free Municipal Parking and Street Parking Available
<b>YEAR BUILT:</b>	1960 Major Renovations in 2019
<b>ZONING:</b>	B-1 Central Business District

## PROPERTY OVERVIEW

Well-appointed office building for Sale or for Lease in the heart of downtown Excelsior! This attractive 9,080 SF two-story building offers a flexible and modern work space, private offices, a beautifully updated lower level, staff lounge with bar, wine room, multiple restrooms, shower and multiple entrances. The property is zoned for office, retail, showroom and many other uses.

There is free municipal parking on the south side of the property for clients and staff as well as street parking along 2nd Street. Ideal location for office, retail and service uses in the highly sought after, high income, and nationally recognized Excelsior zip code.

## PROPERTY HIGHLIGHTS

- Building Signage
- Easy access to Hwy 7 and Minnetonka Blvd
- New roof in 2020
- Walking distance to great restaurants, shops, Kowalski's and Lake Minnetonka



**KW COMMERCIAL MIDWEST | AMK**  
14665 Galaxie Ave Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: (651) 262-1006  
C: (651) 331-9136  
andy@amkprop.com  
20366237, Minnesota

**MATTHEW KLEIN, CCIM**  
Senior Director Investment Services  
O: (651) 262-1002  
C: (612) 382-3403  
matt@amkprop.com  
20186454, Minnesota

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PHOTOS

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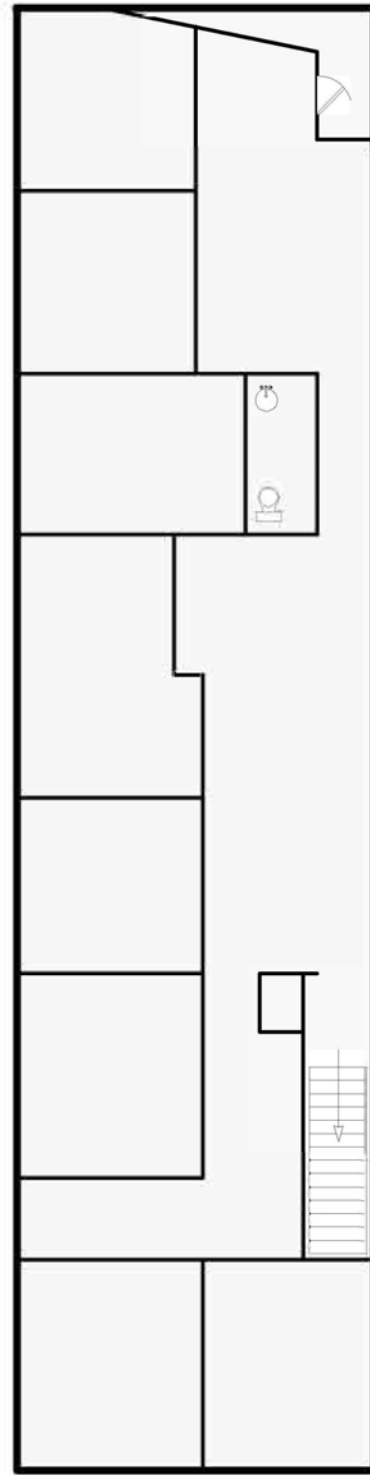
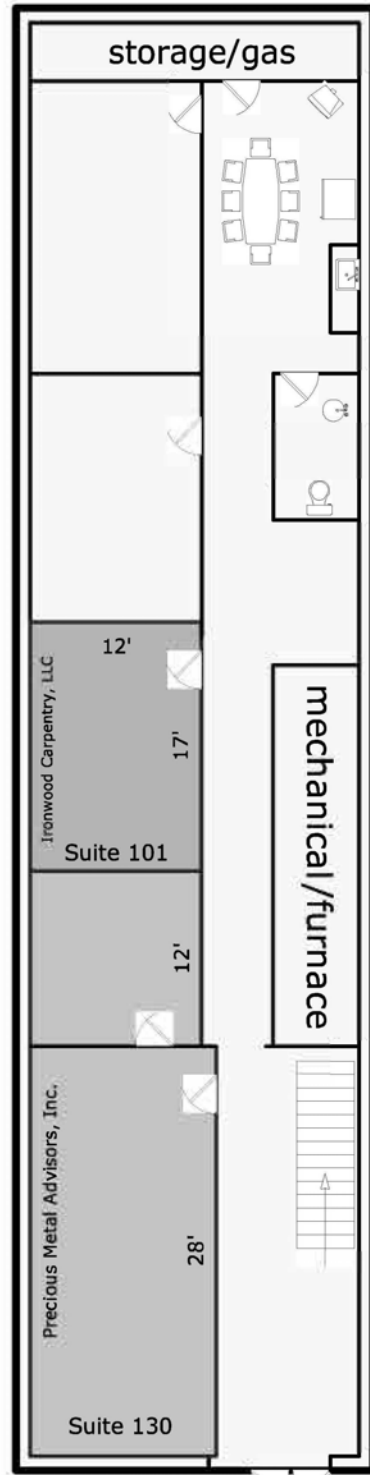
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# FLOOR PLANS

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444 side - EDIT



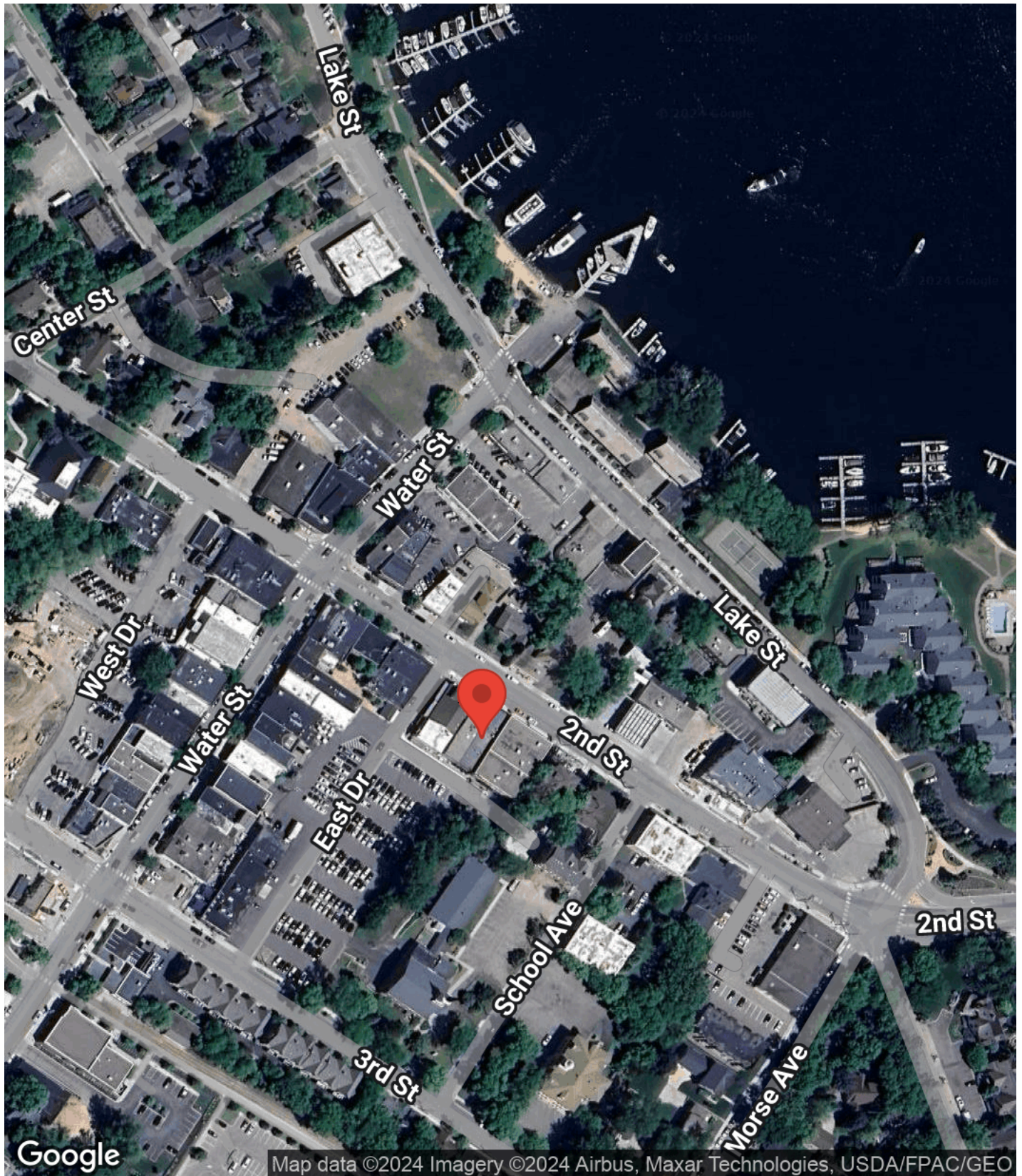
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# AERIAL MAP

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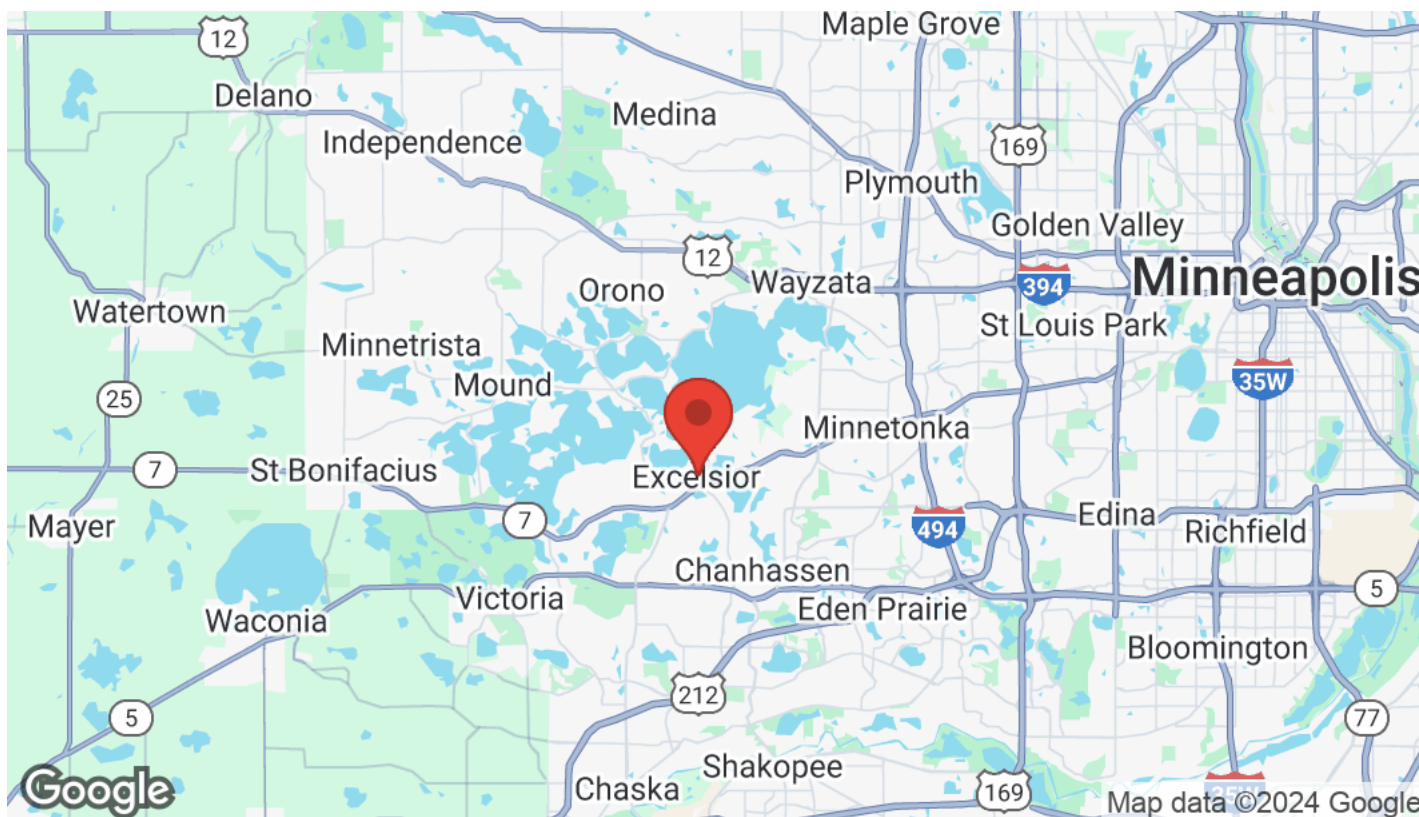
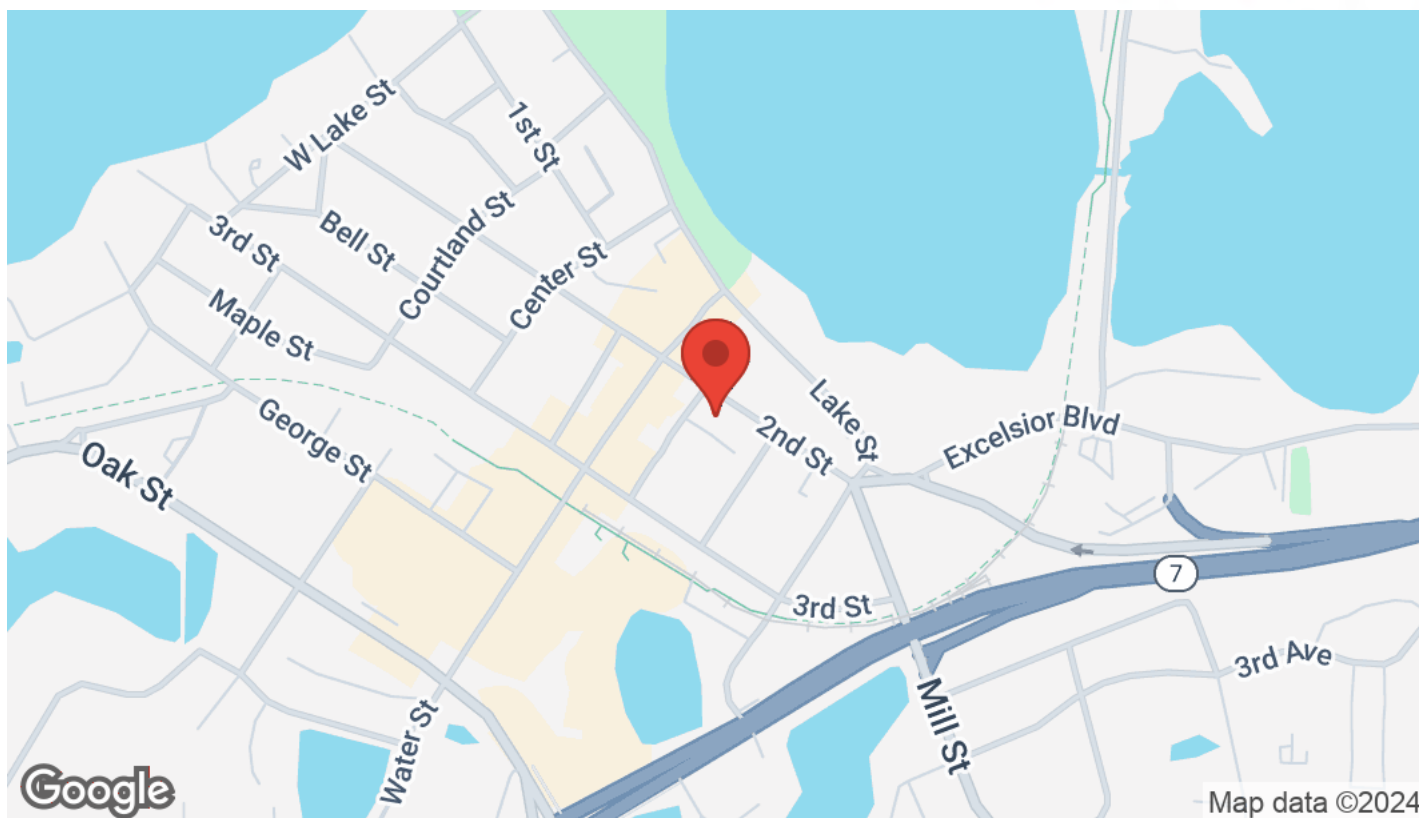
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# LOCATION MAPS

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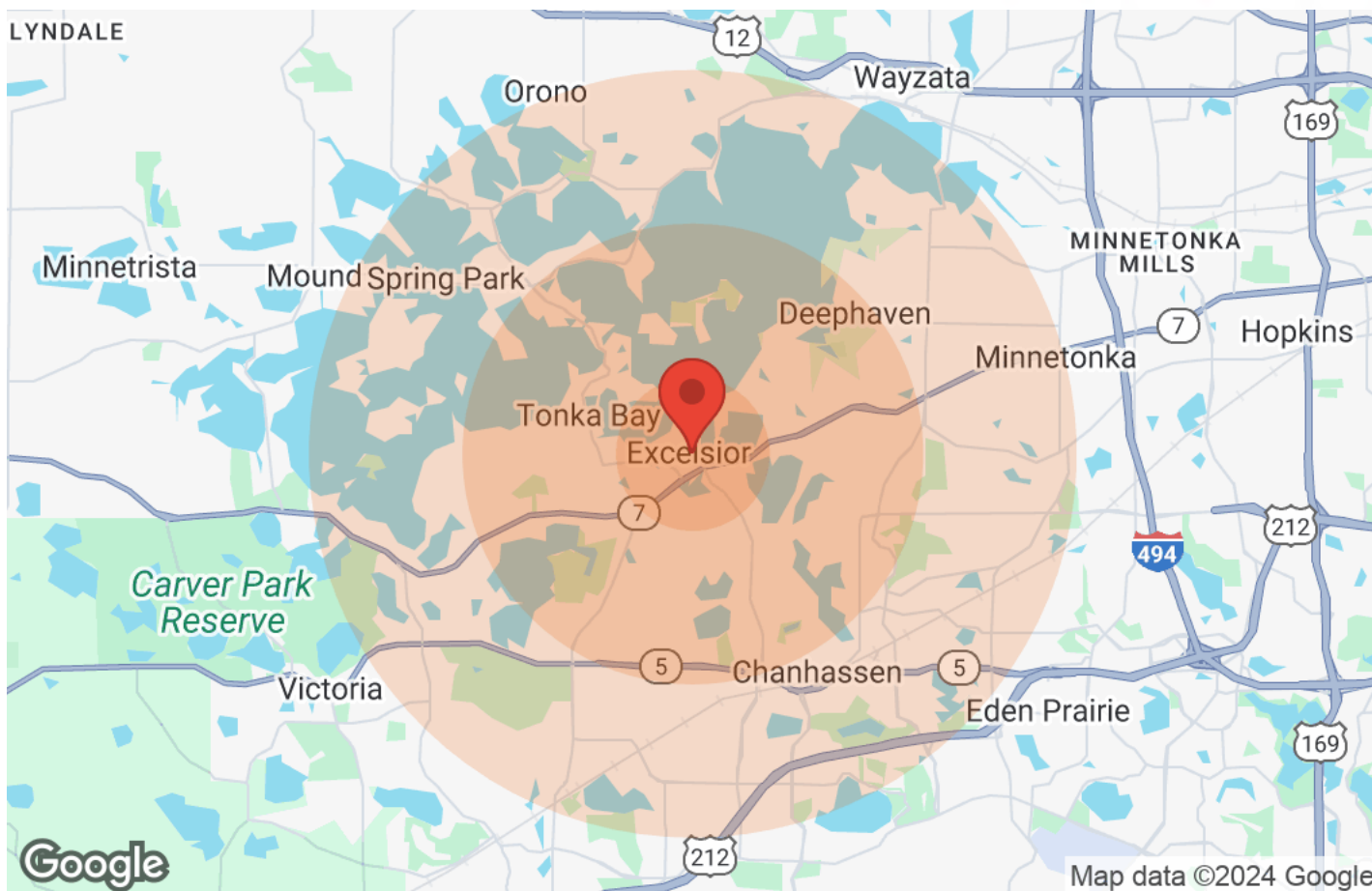
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,895	18,445	45,523
Female	2,029	18,733	46,221
Total Population	3,924	37,178	91,744

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	640	7,059	16,886
Ages 15-24	458	5,843	13,964
Ages 25-54	1,529	13,298	33,419
Ages 55-64	583	5,558	13,642
Ages 65+	714	5,420	13,833

Income	1 Mile	3 Miles	5 Miles
Median	\$71,312	\$102,977	\$103,927
< \$15,000	196	521	1,324
\$15,000-\$24,999	102	580	1,674
\$25,000-\$34,999	66	517	1,636
\$35,000-\$49,999	249	1,173	3,150
\$50,000-\$74,999	377	2,103	5,597
\$75,000-\$99,999	186	1,878	4,732
\$100,000-\$149,999	178	2,889	7,855
\$150,000-\$199,999	169	1,613	3,798
> \$200,000	279	2,768	5,710

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,148	15,599	38,550
Occupied	1,922	14,698	36,449
Owner Occupied	1,106	12,385	30,440
Renter Occupied	816	2,313	6,009
Vacant	226	901	2,101



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