



# Retail for lease

8300 Minnetonka Blvd, St. Louis Park, MN 55426

**8300 Minnetonka Blvd / St. Louis Park, MN 55426**

### Property highlights

- Single-tenant restaurant/retail opportunity with patio
- Direct East-West connection from Minneapolis to the affluent western suburbs
- Excellent area demographics
- Located in a well-established neighborhood that offers strong schools, walkability, bikeability, and easy accessibility to public transit
- Nestled in between larger retail nodes yearning for new local restaurant options

### Site information

Location	8300 Minnetonka Blvd, St. Louis Park, MN 55426
Description	1,037 - 1,771 s.f. Single-Tenant Building
Rent/expenses	Contact Broker

### Traffic counts

Minnetonka Blvd	14,100 vpd
Texas Ave	4,900 vpd



### Area tenants



### Demographics

Radius	1 mile	3 miles	5 miles
Population	15,964	100,322	277,810
Median HH income	\$93,046	\$87,234	\$93,046
Average HH income	\$112,152	\$126,227	\$142,493

\* Source: 2023 Esri Forecasts based on The Census 2000 and 2010 data converted by Esri into 2020 geography



# Trade area



# Site plan



# Thank you

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**Zac Hoang**

*Vice President, Brokerage*

[zac.hoang@jll.com](mailto:zac.hoang@jll.com)

+1 612 217 5156

[jll.com](http://jll.com)

**Jack Whitcomb**

*Associate, Brokerage*

[jack.whitcomb@jll.com](mailto:jack.whitcomb@jll.com)

+1 612 217 5122

**Jeremy Grittner**

*Vice President, Brokerage*

[jeremy.grittner@jll.com](mailto:jeremy.grittner@jll.com)

+1 612 217 6722