

HIGHLY VISIBLE
PROFESSIONAL OFFICE
AND STREET LEVEL RETAIL
SPACE AVAILABLE NOW

JOIN SNAP FITNESS, H&R
BLOCK &
PAPA MURPHY'S PIZZA,
NOW AT WACONIA
SQUARE!



WACONIA SQUARE

1309 OAK AVENUE, WACONIA, MN

FOR LEASE

RATE:
FULLY LEASED – RETAIL
\$14.00 NNN – OFFICE
TI ALLOWANCE AVAILABLE/NEGOTIABLE

CAM/TAX:
\$6.62 (2022 ESTIMATE)

AVAILABLE SUITES:
3,954RSF – SECOND FLOOR (SHELL SPACE)
767RSF – SECOND FLOOR (TURN-KEY OFFICE)

AMENITIES:
PROFESSIONAL MANAGEMENT
EXCELLENT VISIBILITY/SIGNAGE
HWY 5 – 10,000 VEHICLES PER DAY
OAK AVENUE – 5,000 VEHICLES PER DAY
ADJACENT TO WACONIA HIGH SCHOOL
15 MILES WEST OF MINNEAPOLIS METRO
ELEVATOR AND COMMON RESTROOMS
ELECTRONIC KEY CARD ACCESS 24/7

DEMOGRAPHICS WITHIN 5 MILES:
17,000 POPULATION
6,000 HOUSEHOLDS
9,000 LABOR FORCE
\$63,736 AVERAGE HOUSEHOLD INCOME



FOR MORE INFORMATION:

MIKE ZIRBES
651-303-6893
MZIRBES@NORTHROCKRE.COM

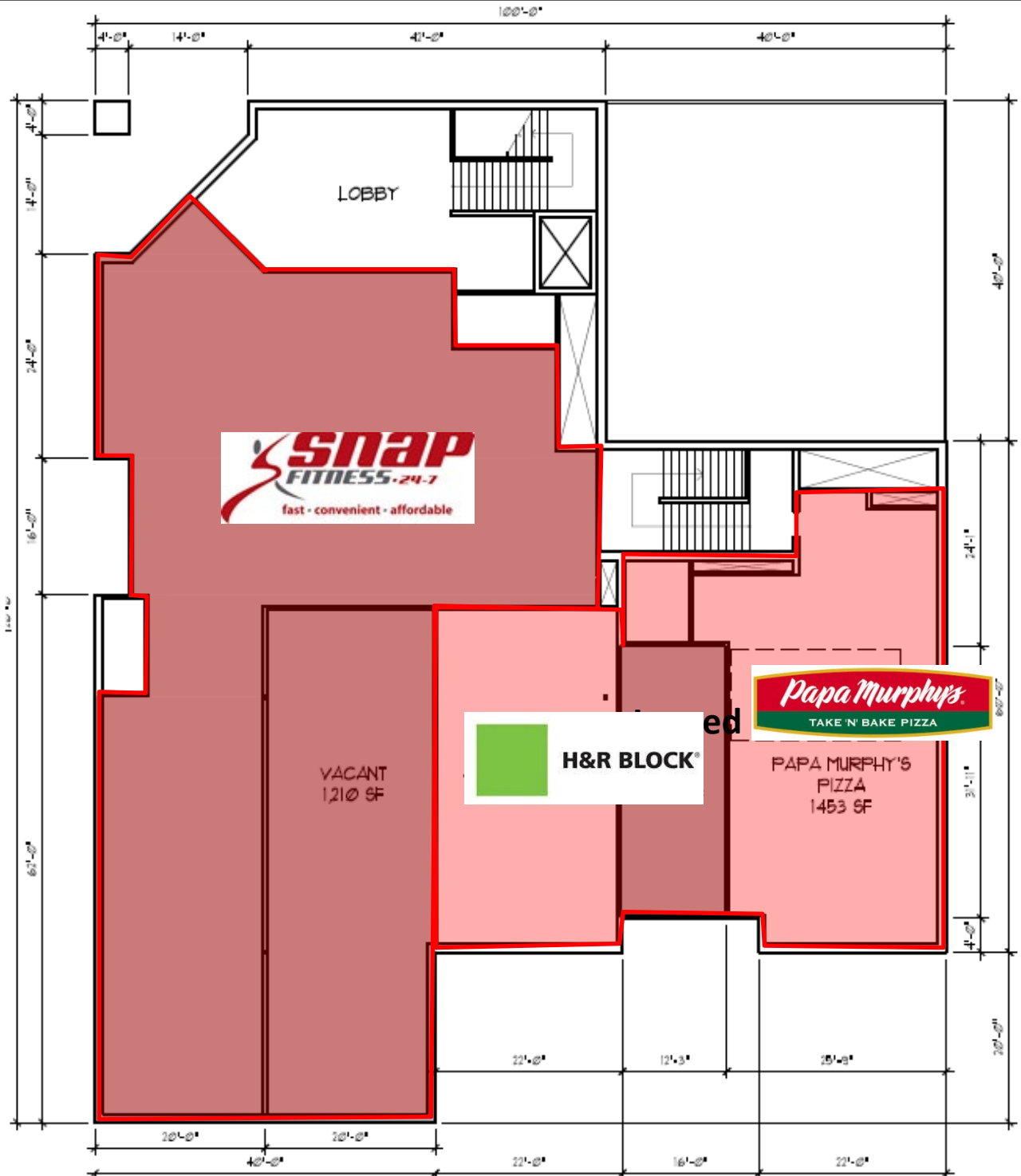
JEFF BROWN
952-607-7886
JBROWN@NORTHROCKRE.COM



WWW.NORTHROCKRE.COM

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FIRST FLOOR PLAN – STREET LEVEL RETAIL SPACES

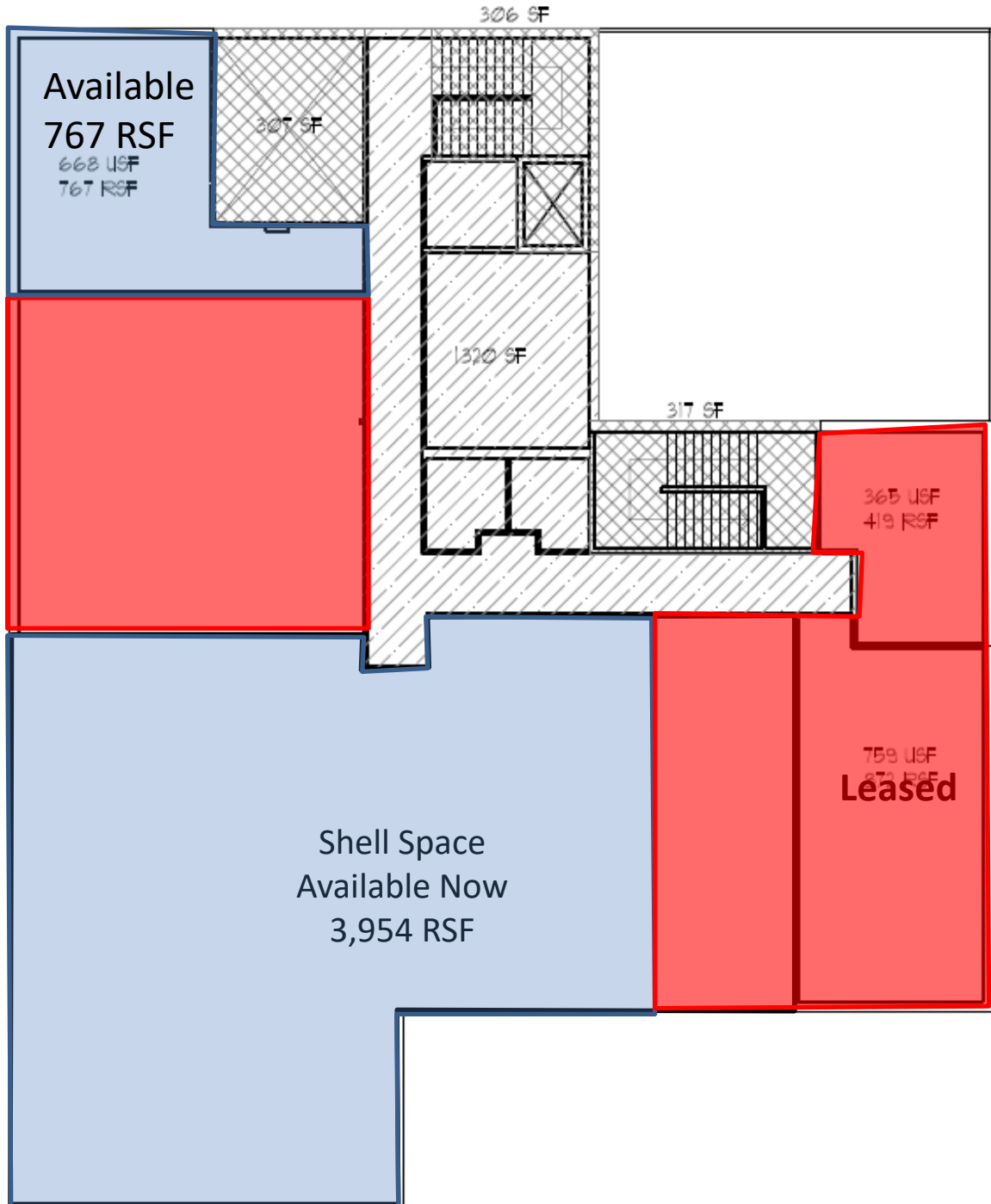
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SECOND LEVEL PLAN – AVAILABLE OFFICE SPACES IN BLUE

FOR MORE INFORMATION: