



CONTACT

Marshall Nguyen

Vice President

E: marshall@caspienrealty.com

P: 612-327-1059

Jay Mawas

Associate

E: jay@caspienrealty.com

P: 612-772-3566

Osmund Dris

Associate

E: ozzy@caspienrealty.com

P: 612-598-4243



FOR LEASE



RETAIL SPACE FOR LEASE

931 Wildwood Rd,
White Bear Lake, MN

PROPERTY HIGHLIGHTS

- ▶ Highly visible retail center on Wildwood Road.
- ▶ Anchored Tenants are Anytime Fitness, American Family Insurance, Walgreens.
- ▶ Surrounding community: Festival Foods, Aldi, Caribou Coffee, Chucks & Don's and Central Bank.
- ▶ Excellent visibility and location.
- ▶ Abundant parking available.

7401 Bush Lake Rd Edina, MN 55439

 info@caspienrealty.com  www.caspienrealty.com



612-598-4243

612-772-3566

Call for appointment

LEASE INFORMATION



931 Wildwood Rd,
White Bear Lake, MN 55115

LEASE DETAILS

Lease Type	Retail
Asking Rent	Negotiable
CAM/Tax	\$6.50/sqf
Suite #	925, 935, 937, 941, 945
Available SF	Suite 925 (4,601 SF) Suite 935 (2,870 SF) Suite 937 (1,663 SF) Suite 941 (1,250 SF) Suite 945 (1,950 SF)
Tenant Improvement	Negotiable
Availability Date	Immediately
Traffic Count	14,300 + V.P.D. on CR120



7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com



612-598-4243

612-772-3566

Call for appointment

PROPERTY OVERVIEW

931 Wildwood Rd,
White Bear Lake, MN 55115

PROPERTY DETAILS

Property Type	Retail
Property ID	30-030-21-33-0733 / 30-030-21-33-0067
Property Status	Existing
Total SF	30,000
Total Floors	1
Year Built	1990
Tenancy Type	Multi
Class	B
Parking Spaces	194
Land Area	4 Acres
Zoning	Retail



7401 Bush Lake Rd Edina, MN 55439



info@caspiarealty.com



www.caspiarealty.com



612-598-4243

612-772-3566

Call for appointment

3D VIRTUAL WALKTHROUGH

931 Wildwood Rd,
White Bear Lake, MN 55115



Unit 925 | 4,601 SF

Click the image on the left for 3d virtual walkthrough



Unit 935 | 2,870 SF

Click the image on the left for 3d virtual walkthrough



Unit 937 | 1,663 SF

Click the image on the left for 3d virtual walkthrough



Unit 941 | 1,250 SF

Click the image on the left for 3d virtual walkthrough





Unit 945 | 1,250 SF

Click the image on the left for 3d virtual walkthrough



7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com



612-598-4243

612-772-3566

Call for appointment



Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.


At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 931 Wildwood Rd, White Bear Lake, MN. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

7401 Bush Lake Rd Edina, MN 55439

 info@caspianrealty.com  www.caspianrealty.com



612-598-4243

612-772-3566

Call for appointment