



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

West One Retail Center

7900 Kerber Blvd, Chanhassen, MN 55317

800-12,600 SF
For Lease



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West One Retail Center

Be part of an exciting redevelopment in the heart of Chanhassen. Ownership is reimagining this property with a fresh, modern appeal designed to foster community and connection. With over 36,000 SF of retail space and planned ample parking, this site offers flexible opportunities for tenants who want to create a destination that families and professionals return to again and again.

Ideal future uses include a coffee shop, coworking space, wellness center, daycare, or indoor playground—businesses that bring people together and enrich daily life. Planned improvements include enhanced curb appeal, updated landscaping and greenspace, and expanded parking.

PROPERTY HIGHLIGHTS

- Flexible use
- Modern upgrades
- Suites Built-to-Suit
- Drive-in & Dock access

LOCATION DESCRIPTION

- Convenient to Co. Rd. 101 (0.4 Miles), US-212 (1.7 Miles), I-494 (6 miles)
- Located near Target, multiple retail and restaurants, Lunds & Byerlys

PROPOSED FINISHES



**not an exact representation of the finishes and space. Finishes representative of design and feel.*

ZONING | IOP, Industrial Office Park District

Current Zoning is Industrial, preliminary discussions with city to rezone into Commercial Use.

Specifications

CREEK VIEW FLOOR

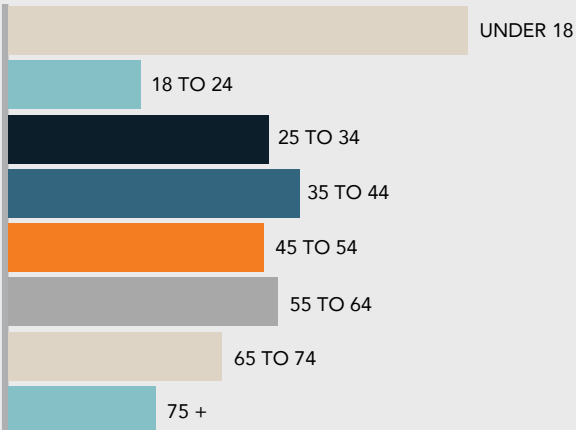
ZONING	IOP: Industrial Office Park District *Rezoning Discussions	AIR CONDITIONING	yes
CURRENT USE	Industrial	DRIVE-IN'S / DOCKS	1 Dock Door, Drive-ins per suite
YEAR BUILT	1978	TOTAL PARKING	Surrounding building - proposed expanded parking
FLOORS	Single-story	FIRE PROTECTION	Sprinkled
PROPERTY ACCESS	Excellent Access	BUILDING IMAGE	
Nearby HWY	Co. Rd. 101 (0.4 Miles), US-212 (1.7 Miles), I-494 (6 miles)	Building Materials	Concrete Siding
Airport Access	Flying Cloud (7.4 miles); MSP Airport (19 Miles)	Signage	On building & Directory Signage
AVAILABLE	800-12,600 SF *Divisible/Built-to-suit	PRICING	Negotiable



*Proposed floor plan - not exact representation of current suite divisions

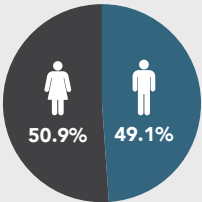
WEST ONE (20-MIN DRIVE-TIME) DEMOGRAPHICS

AGE SPECTRUM

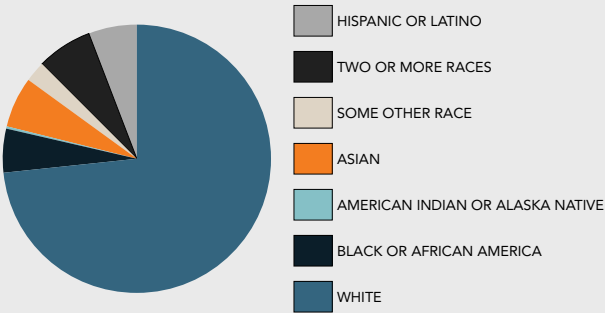


GENDER

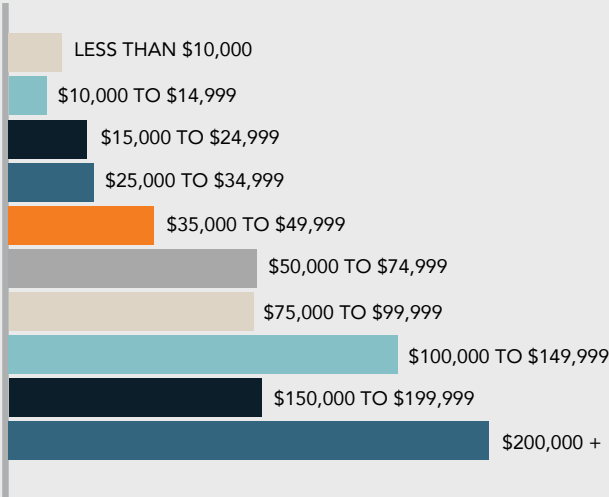
MALE 220,195
FEMALE 228,508



ETHNICITY/RACE



INCOME LEVEL



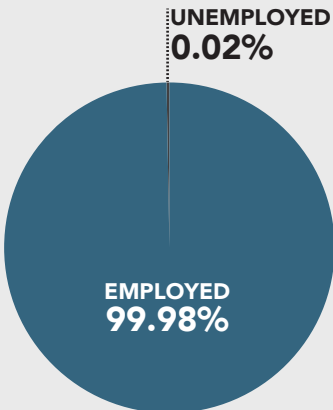
HOUSING STATISTIC

An LQ of 1 indicates National Average of concentration. Less than 1 indicates lower concentration, indicating potential need

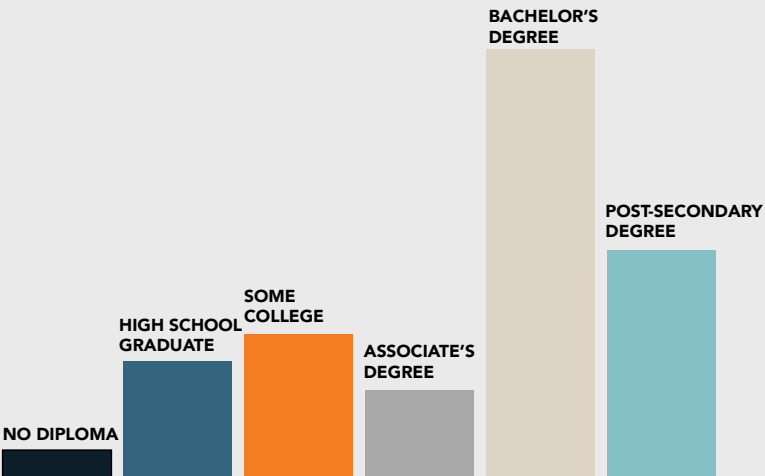
0.67
OFFICE OF
MISCELLANEOUS
HEALTH PRACTITIONERS
(NAICS 621399)

0.62
LIMITED SERVICE
RESTAURANTS
(NAICS 722513)

EMPLOYMENT STATUS



EDUCATION ATTAINMENT



For more information, contact
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