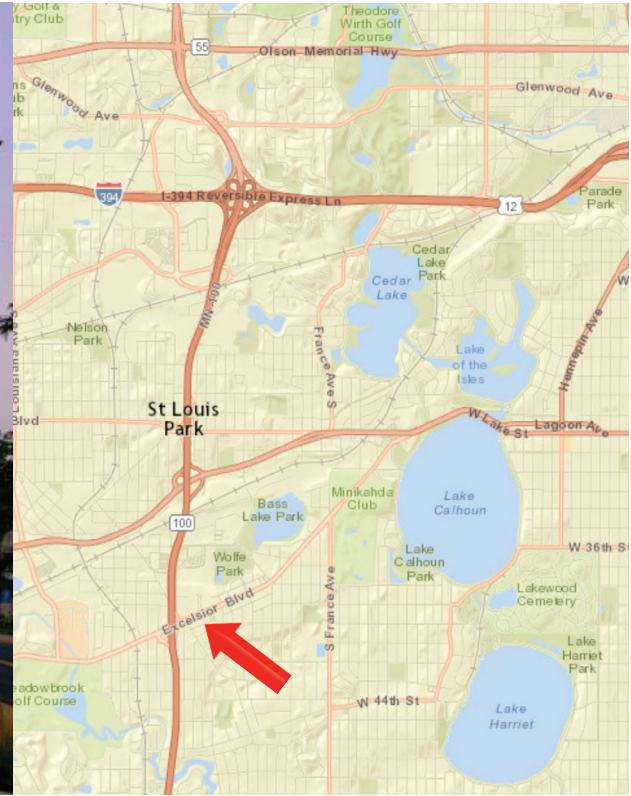


RETAIL: FOR LEASE

MIRACLE MILE
4997-5425 EXCELSIOR BOULEVARD
ST. LOUIS PARK, MINNESOTA 55408



SITE INFORMATION

- Outstanding retail location
- Rare availability
- 410 parking stalls on site
- High traffic counts
- Excellent visibility
- Densely populated neighborhood with strong demographics
- Co-tenants include Hoigaards, Frattalone's Ace Hardware, Schuler Shoes, Half Price Books, Once Upon A Child, Droolin' Moose, Woody's Furniture, Top 10 Liquors, Subway, UPS Store and more

AVAILABLE FOR LEASE

5003 Excelsior:	1,944 sf
5005 Excelsior:	1,836 sf
5003-5005 Excelsior:	3,780 sf

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ST. LOUIS PARK, MINNESOTA 55408



TEL 612.338.7787 FAX 612.338.7797

NET LEASE RATE

\$30.00 to \$35.00 per sf

2019 ESTIMATED CAM/TAX

CAM:	\$3.00 per sf
RE Tax:	\$4.66 per sf
Insurance:	\$0.35 per sf
Merchant's Association:	\$0.50 per sf
Total:	\$8.51 per sf

CONTACT US

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DEMOGRAPHICS

	1 mile	2 mile	3 mile
Population	14,479	124,474	368,521
Avg HH Income	\$117,797	\$116,227	\$93,525
Total Households	6,988	57,166	167,142

TRAFFIC COUNTS

Excelsior Boulevard:	20,500 cars/day
Highway 100:	114,000 cars/day

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