

229 Water Street – Retail Space Opportunity

Prime Ground-Floor Retail in Downtown Excelsior

Highlights

Address:	229 Water Street, Excelsior, MN
Available Space:	Street-level retail (~2,083 sq ft) + 1500 sq ft basement for storage
Visibility:	Prominent storefront on Excelsior's busiest pedestrian street
Foot Traffic:	Surrounded by boutiques, restaurants, and lakefront attractions
Charm:	Historic building with updated interiors, perfect for boutique or specialty retail

Why Excelsior?

- Destination lakeside community known for shopping, dining, and year-round events
- Affluent demographics (median household income ~\$130K within 3 miles)
- Mix of local residents and Lake Minnetonka visitors
- Walkable, vibrant downtown with strong community appeal

Space Features

- Expansive street-level windows offering abundant natural light and prime display visibility
- Open-concept floor plan, easily customizable to suit tenant needs
- Prominent street-facing entrance with excellent signage potential
- Includes one dedicated off-street parking space
- Rear area with private office and kitchenette for staff use



Excelsior Partners LLC

Availability

Lease Type: NNN

Possession: January, 2026

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