

A large red barn with a log cabin and a large tree in the foreground. The barn has a dark roof and white trim around the windows. The log cabin is made of dark wood and has a gabled roof. A large tree with bare branches is in the foreground, partially obscuring the barn. The sky is blue with some light clouds.

**5185** Meadville St.,  
GREENWOOD, MN 55331

**Theater/concert hall & restaurant property for lease**  
**14,900 SF building on 11.5 acres near Lake Minnetonka**

**Doug Fulton**

Principal

D 612.913.5639

[doug.fulton@avisonyoung.com](mailto:doug.fulton@avisonyoung.com)

**Max Nolan**

Associate

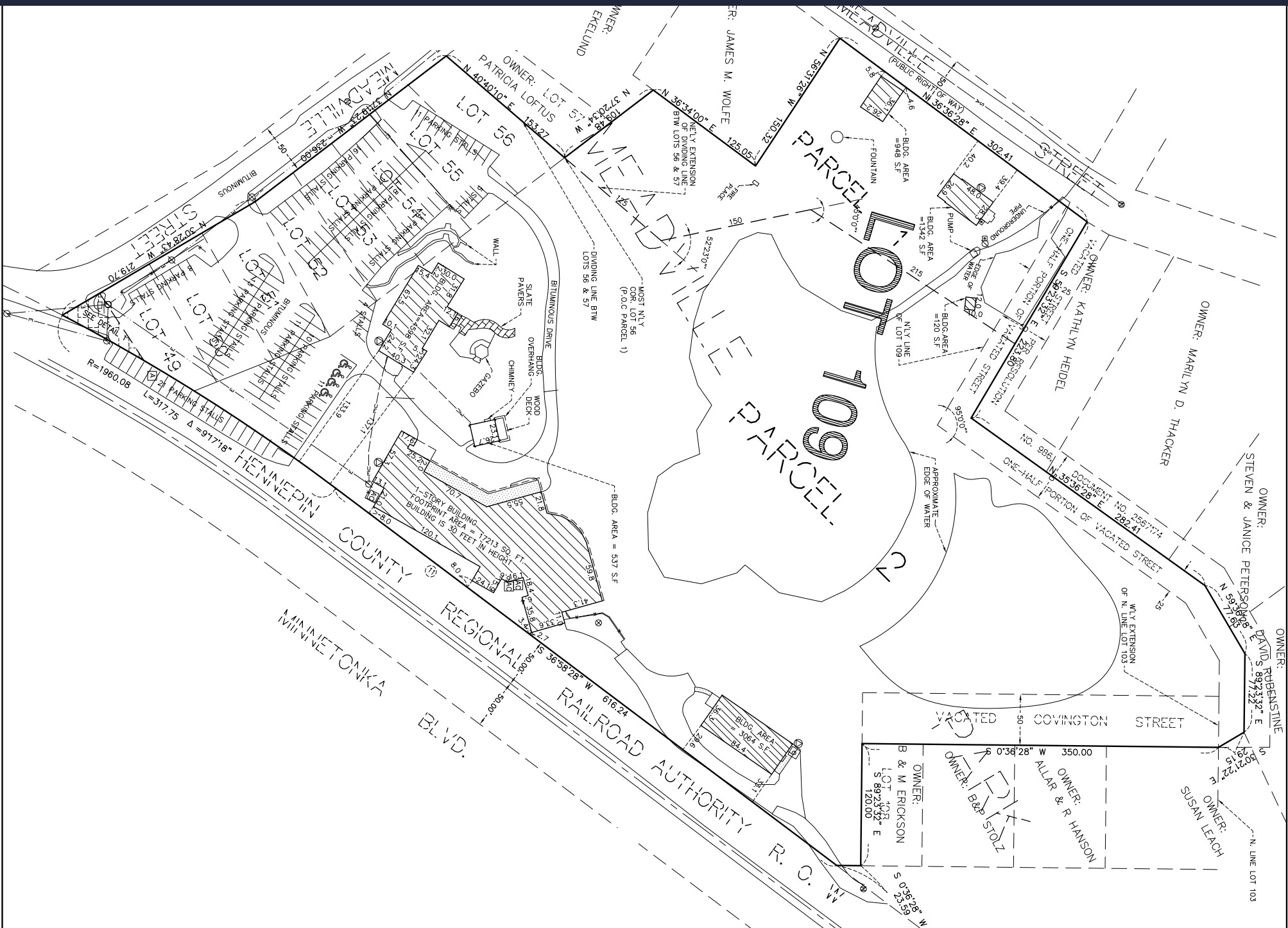
D 612.509.2364

[max.nolan@avisonyoung.com](mailto:max.nolan@avisonyoung.com)

**AVISON  
YOUNG**



# Site Plan



# For Lease

## Property Highlights

**Location:** 5185 Meadville St.,  
Greenwood, MN 55331

**Building Size:** 14,900 sf

**Built:** 1960 (Original building in 1823)

**Parcel:** 11.5 Acres

**Rent Rate:** \$10 psf NNN

**PID:** 26-117-23-31-0028

**Total Tax (payable 2024):** \$51,788

**Zoned:** Residential, with Conditional use for hospitality and entertainment venue

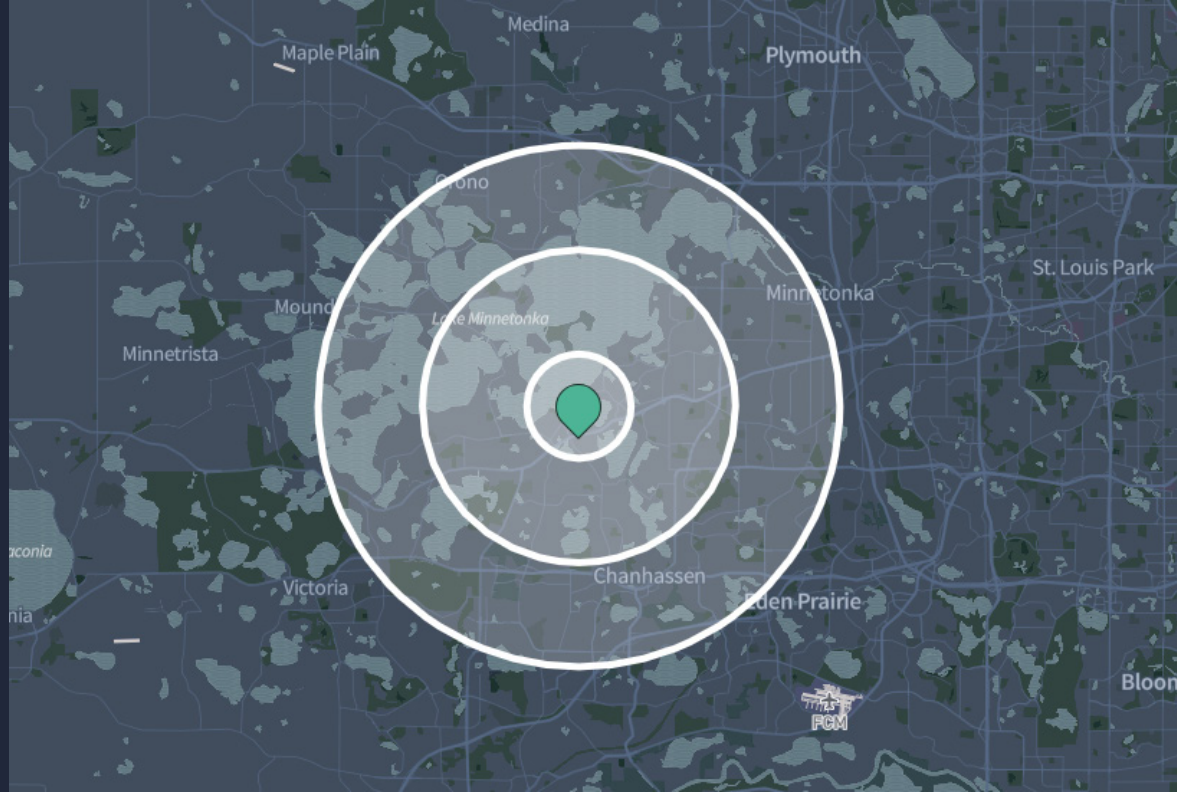
**Availability:** 4/1/24

**Term:** 5-10 year lease term

**Renewal Term(s):** Negotiable

## 2024 Demographics

	1 mile	3 miles	5 miles
Total Households:	1,692	11,921	36,287
Total Population:	3,840	31,327	91,445
Avg HH Income:	\$148,205	\$164,231	\$152,259



## Close Area Amenities:



- 1 McDonald's
- 2 Maynard's
- 3 Haskell's Port
- 4 Lago Tacos
- 5 Coalition Restaurant
- 6 Olive's Fresh Pizza Bar
- 7 Nautical Bowls
- 8 Excelsior Brewing
- 9 Red Bench Bakery
- 10 MontegoBlu
- 11 Layline
- 12 318 Cafe
- 13 Miyabi Sushi & Asian Bistro
- 14 Subway
- 15 The Lobby Coffee
- 16 Wells Fargo Bank
- 17 Huntington Bank
- 18 U.S. Bank
- 19 Kowalski's Market
- 20 Port of Excelsior



## Get in touch!

### **Doug Fulton**

Principal  
D 612.913.5639  
doug.fulton@avisonyoung.com

### **Max Nolan**

Associate  
D 612.509.2364  
max.nolan@avisonyoung.com

---

**AVISON  
YOUNG**

---

Avision Young | 1601 Utica Avenue South, Suite 360 | Minneapolis, MN 55416 | 612 913 5640

© 2026, Avision Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avision Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.