

# RETAIL/OFFICE FOR LEASE

2385 SHADYWOOD ROAD, ORONO, MN 55391



## OFFERING SUMMARY

<b>RENTABLE SF:</b>	1,505
<b>LEASE RATE:</b>	Negotiable
<b>TAX/CAM 2023:</b>	\$7.25 PSF
<b>PARKING:</b>	Off-Street
<b>SIGNAGE:</b>	Pylon
<b>YEAR BUILT:</b>	1937
<b>COUNTY:</b>	Hennepin
<b>ZONING:</b>	B-1: Retail Sales Business

## PROPERTY OVERVIEW

Fantastic location at Shadywood Road and Shoreline Drive in Orono nestled between Lake Minnetonka and Crystal Bay. Off-street parking, pylon signage, and flexible zoning for a multitude of usages.

Area retailers include Lunds & Byerlys, Lord Fletcher's, The Narrows Saloon, The Lake Room, Culvers, Navarre True Value Hardware, and O'Reilly Auto Parts.

## PROPERTY HIGHLIGHTS

- Off-Street Parking in Rear
- Excellent Location with High Visibility
- Pylon Signage



**KW COMMERCIAL MIDWEST | AMK**  
14665 Galaxie Ave Suite 350  
Apple Valley, MN 55124

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# RETAIL/OFFICE SPACE FOR LEASE

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## AVAILABLE SPACE:

Suite	Size	Rate	Use	Available
2385	1,505 SF	Negotiable	Retail / Office	30-Day Notice



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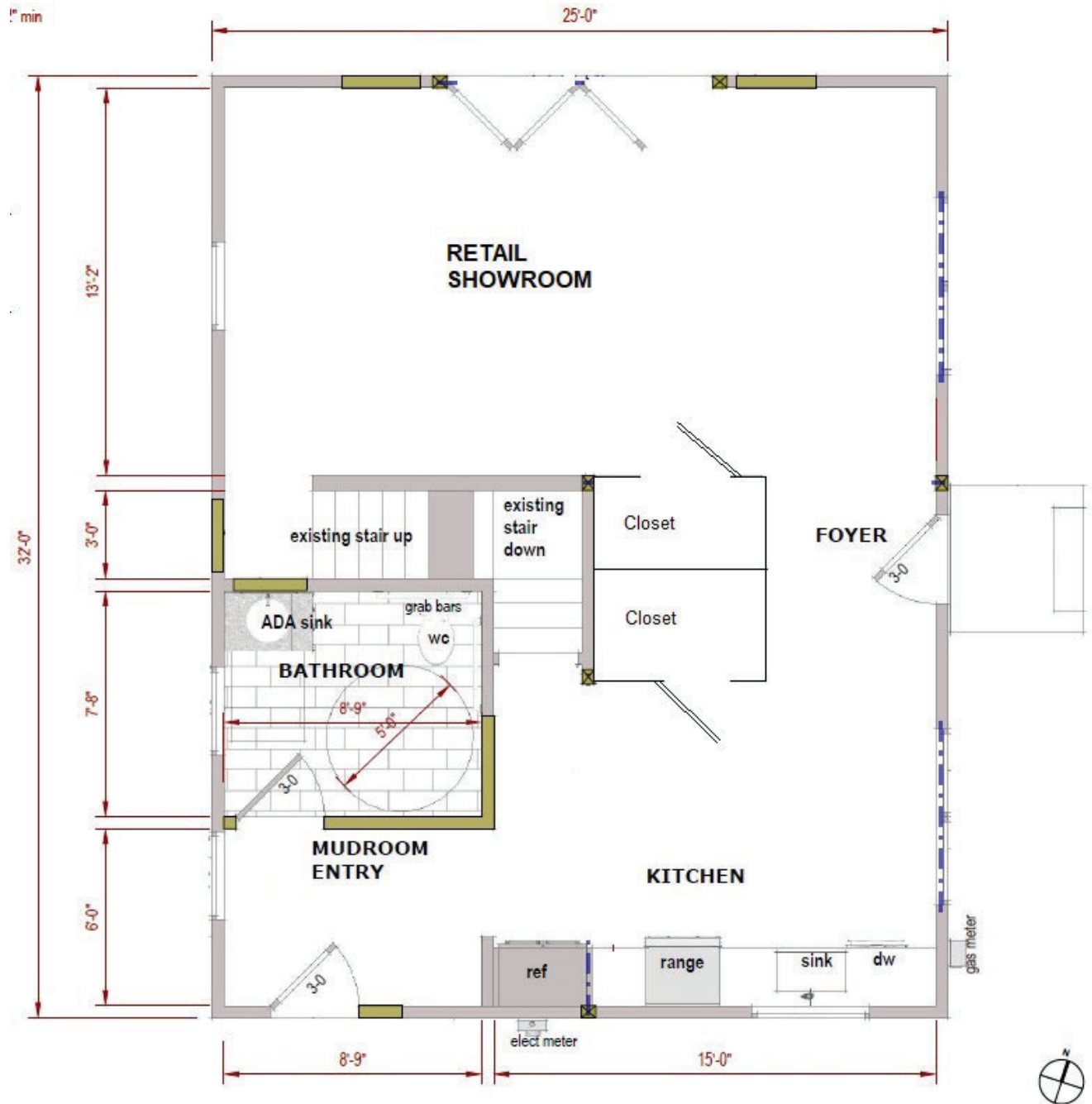
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Each Office Independently Owned and Operated

# MAIN FLOOR PLAN: 805 SF

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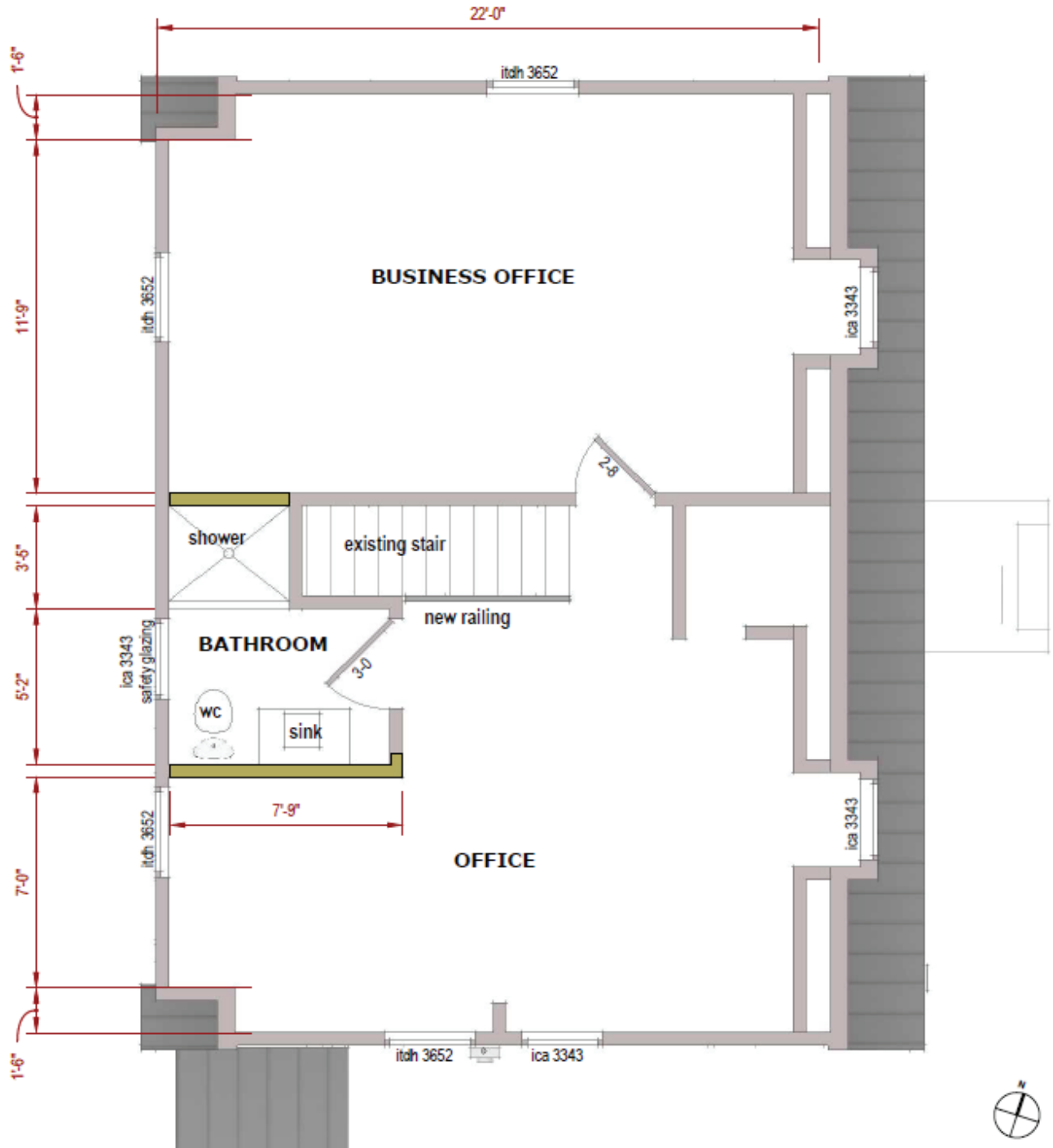
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# SECOND FLOOR PLAN: 705 SF

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# SITE PLAN

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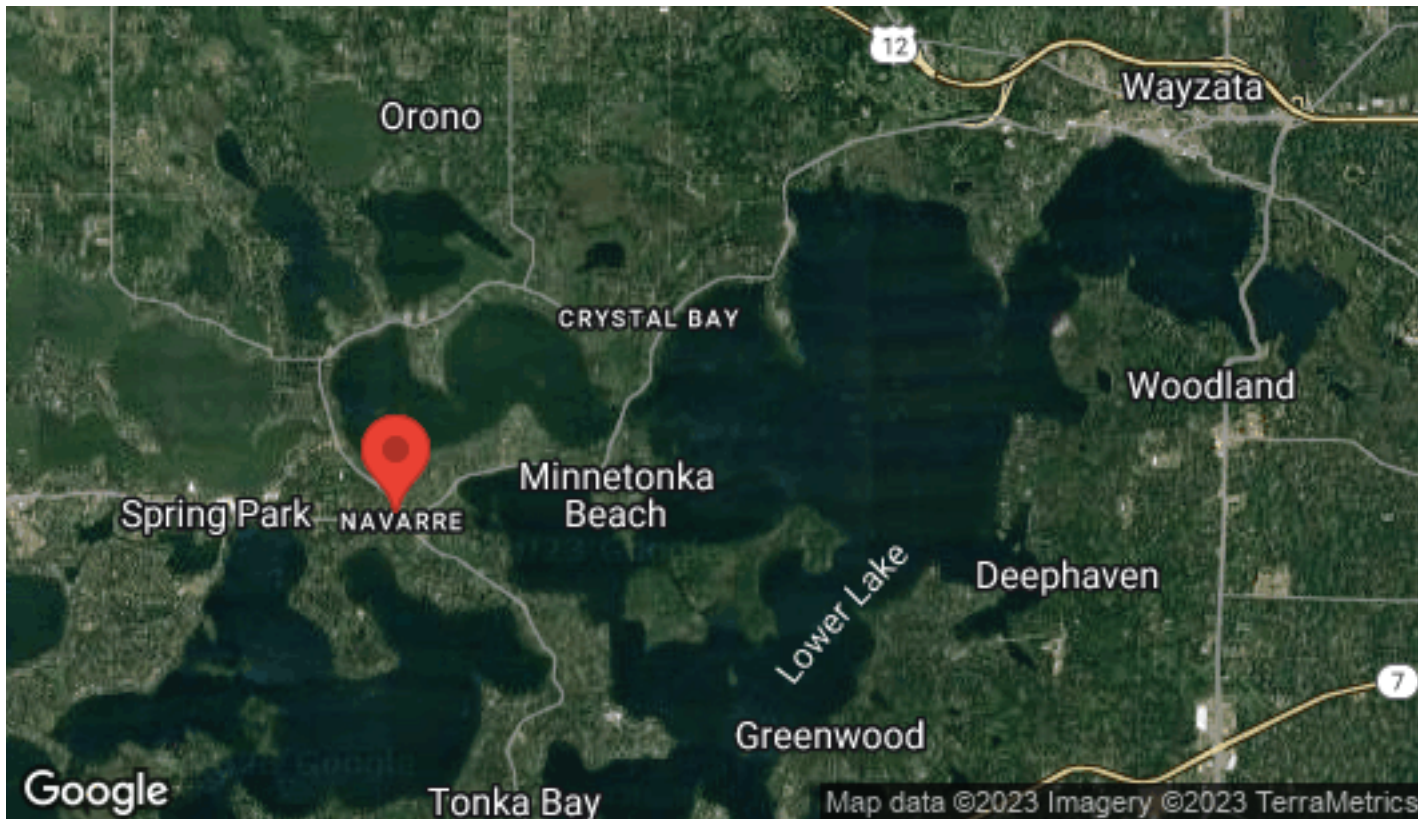
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# LOCATION

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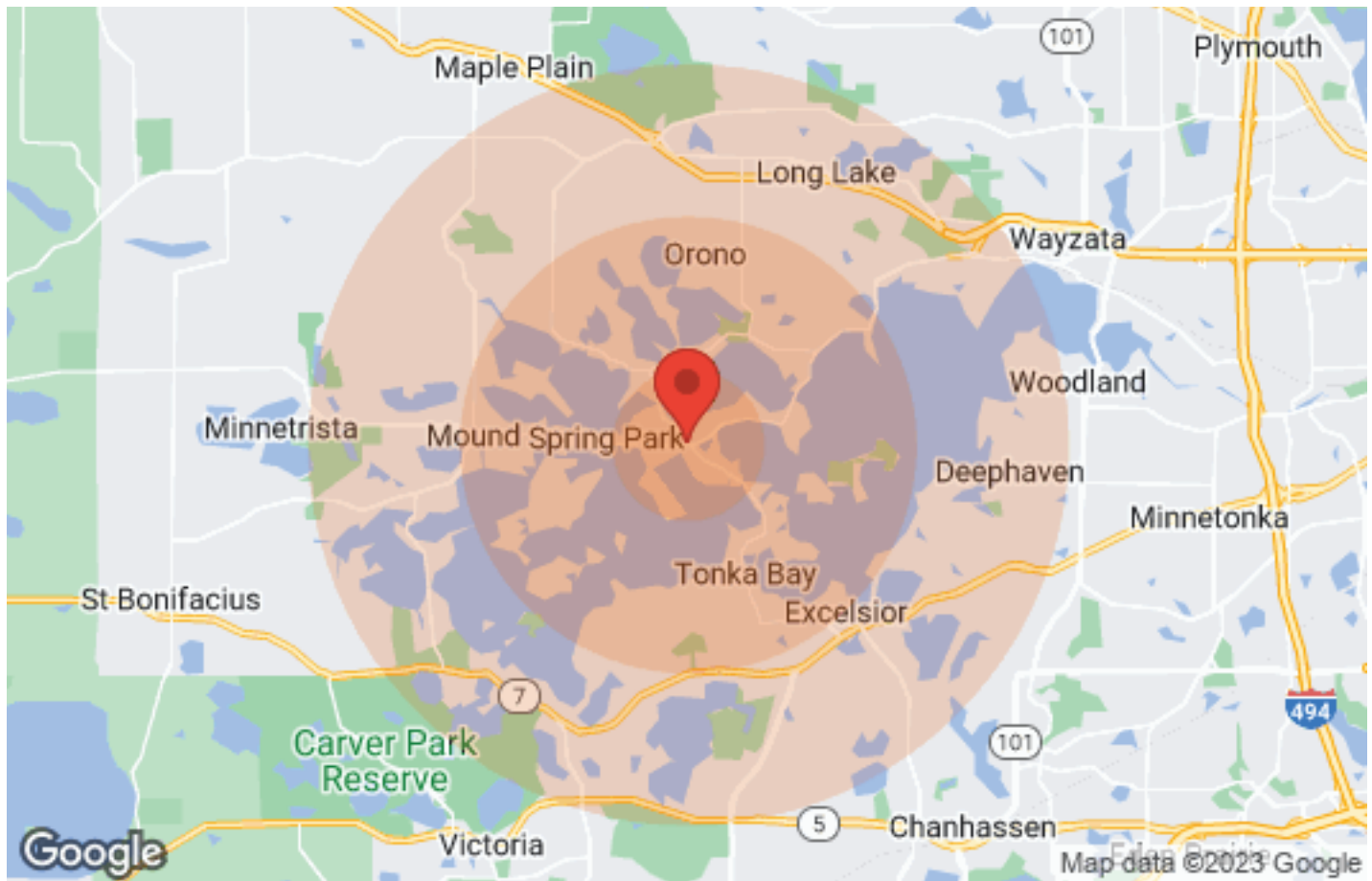
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	629	9,908	26,293
Female	576	9,486	25,874
Total Population	1,205	19,394	52,167

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	193	3,076	9,340
Ages 15-24	128	2,533	7,945
Ages 25-54	510	7,220	18,435
Ages 55-64	195	3,129	7,885
Ages 65+	179	3,436	8,562

Income	1 Mile	3 Miles	5 Miles
Median	\$95,742	\$88,276	\$96,573
< \$15,000	21	435	1,078
\$15,000-\$24,999	12	430	851
\$25,000-\$34,999	13	418	895
\$35,000-\$49,999	131	859	1,780
\$50,000-\$74,999	67	1,602	3,351
\$75,000-\$99,999	82	1,165	2,677
\$100,000-\$149,999	158	1,454	3,878
\$150,000-\$199,999	24	546	1,821
> \$200,000	58	1,271	3,972

Housing	1 Mile	3 Miles	5 Miles
Total Units	605	9,452	22,744
Occupied	530	8,466	20,854
Owner Occupied	388	6,516	17,162
Renter Occupied	142	1,950	3,692
Vacant	75	986	1,890

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