



The
Doran
Group

CBRE



GREENWAY LAKES
COMMONS

3226 WEST LAKE STREET | MINNEAPOLIS, MN 55416

Join these premier businesses at

GREENWAY LAKES COMMONS

CRISPO GREEN

PUNCH

BARNES & NOBLE

CLUB PILATES

STRETCH LAB

THE JOINT
chiropractic

Chuck & Don's

SUBWAY

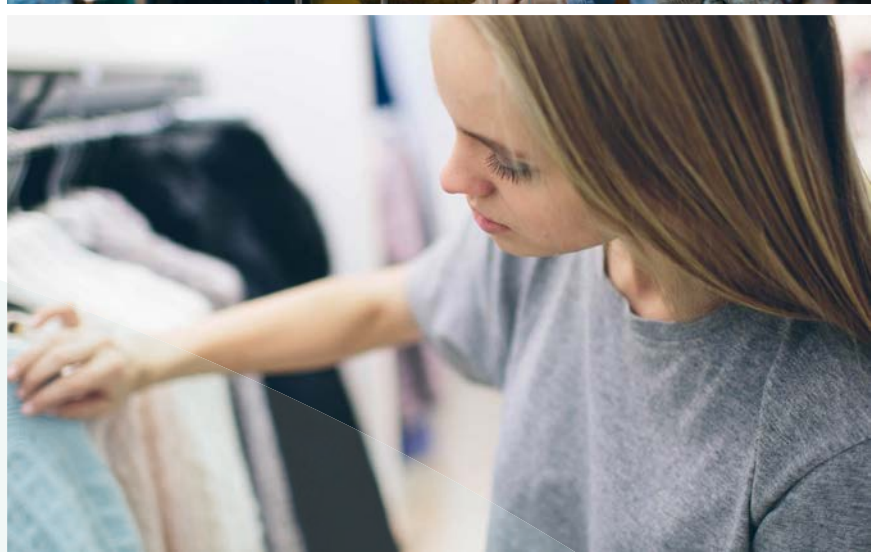


EUROPEAN
WAX
CENTER

Walgreens

Allina Health

Rustica



AVAILABLE SPACE

- Suite 3238: 1,483 SF
- Suite 3252C: 3,861 SF
- Suite 3254: 3,690 SF
 - Ability to combine for 7,551 SF endcap

FEATURES

- 89,458 SF GLA
- Established shopping center in a highly dense and desirable retail submarket of Minneapolis
- Excellent visibility and full access to West Lake Street (27,500 vpd)
- Strong income, population, and daytime population
- Mixed-use with office space above East building
- Numerous new condo and apartment units within the immediate area
- Near the popular Bde Maka Ska (formerly Lake Calhoun) and just outside of Uptown

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population*	14,320	186,441	476,377
2023 Median Age	33.4	34.1	34.4
2023 Daytime Pop	11,146	210,435	606,318
2023 Households*	8,012	90,524	214,658
2023 Average Household Income	\$155,492	\$129,404	\$125,568

*Current Year Estimate

TRAFFIC COUNTS

W Lake Street : 20,113 vpd
Excelsior Blvd: 31,586 vpd

2023 RATES

CAM/ INS: \$6.85
RE Tax: \$7.98
Total: \$14.83 PSF



MARKET AERIAL



EAST AND WEST BUILDING

EAST BUILDING - GLA 30,117 SF

WEST BUILDING - GLA 43,938 SF

EAST BUILDING

#	AREA S.F.	TENANT NAME	#	AREA S.F.	TENANT NAME
3200	2,487	CRISP AND GREEN	3232	1,515	EUROPEAN WAX
3200A	1,901	CLUB PILATES	3234	1,750	HAWAII POKE
3202	1,049	SUBWAY	3236	2,719	SUSHI TRAIN
3204	1,101	STRETCH LAB	3238	1,483	AVAILABLE
3206	786	MOCHINUT	3240	11,336	WALGREENS
3208	835	THE JOINT	3242	1,855	CHUCK & DON'S
3210	730	GD NAILS	3246	4,540	CHUCK & DON'S
3212	2,075	H&R BLOCK	3248	1,715	FAST FRAME
3216	12,738	BARNES & NOBLE	3252A	2,686	CALHOUN VISION
3224	4,434	RUSTICA	3252B	7,005	MOKSHA YOGA/SEED CAFE
3226	1,944	PUNCH PIZZA	3252C	3,861	AVAILABLE
			3254	3,690	AVAILABLE

30,117 GROSS LEASABLE AREA

44,155 GROSS LEASABLE AREA

- AVAILABLE
- OCCUPIED



WEST BUILDING - 2ND FLOOR

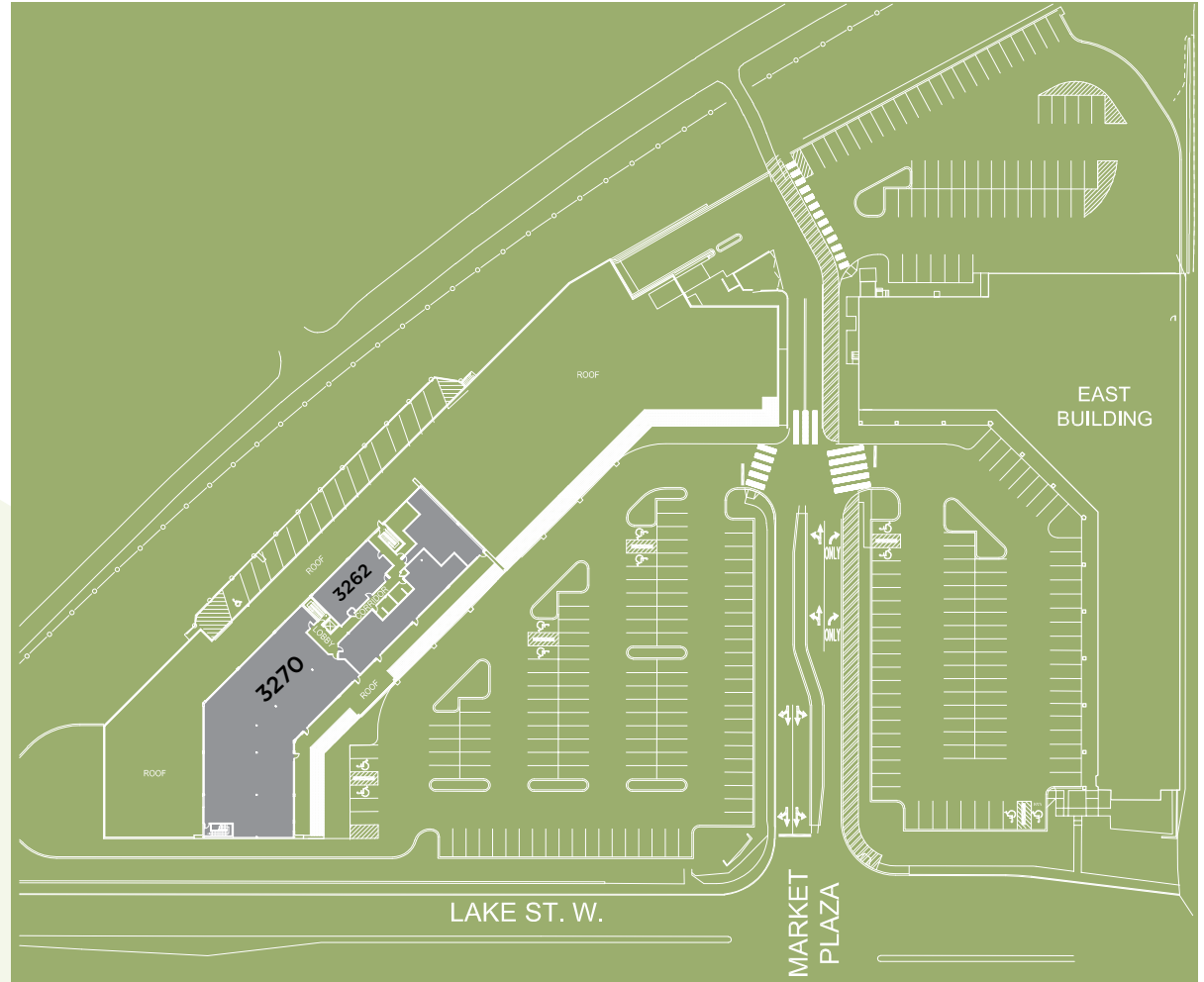
GLA 15,571 SF

WEST BUILDING - 2ND FLOOR

#	AREA S.F.	TENANT NAME
3270	13,517	ALLINA HEALTH
3262	1,886	CALHOUN DENTAL
15,403		GROSS LEASABLE AREA

■ AVAILABLE

■ OCCUPIED





GREENWAY LAKES COMMONS

FOR MORE INFORMATION, PLEASE CONTACT:

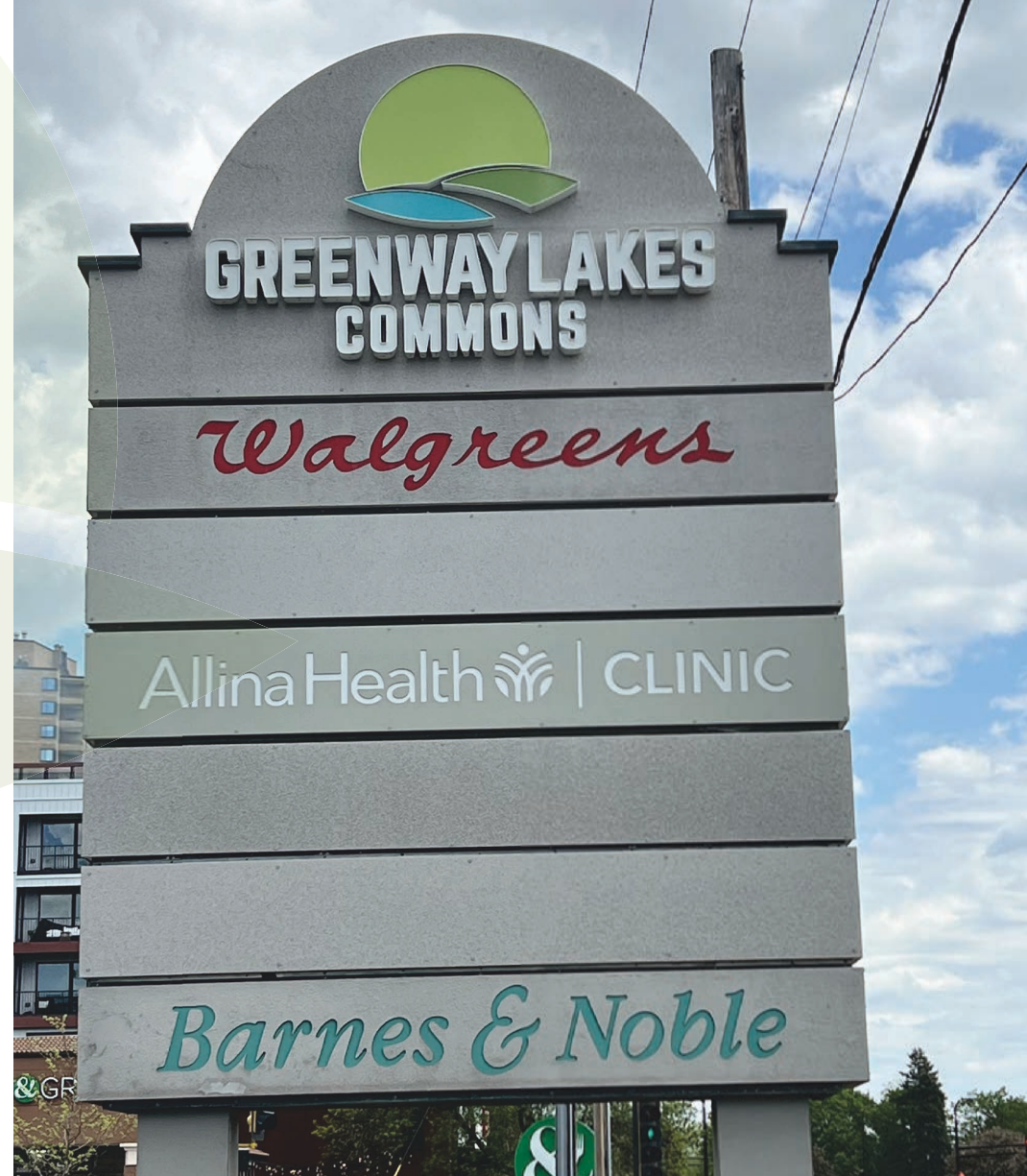
ROBERT WISE

FIRST VICE PRESIDENT
+1 612 336 4274
ROB.WISE@CBRE.COM

CHARLIE HEXUM

VICE PRESIDENT
+1 612 336 4275
CHARLIE.HEXUM@CBRE.COM

CBRE



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