

SHOPPING CENTER FOR LEASE

STRIP CENTER SPACE AVAILABLE FOR LEASE

10730-10760 HIGHWAY 55, PLYMOUTH, MN 55441



FOR LEASE

KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

10730 HIGHWAY 55



OFFERING SUMMARY

AVAILABLE SF:	End Cap: 2,320 RSF Inline: 2,260 RSF Combined: 4,580 RSF
LEASE RATE:	\$18.00/sf/yr NNN
CAM & TAXES (2023):	\$3.66/sf RE Taxes; \$2.70/sf CAM; \$6.36/sf Total
BUILDING SIZE:	7,580 SF
ZONING:	C-3 Highway Commercial
TRAFFIC COUNTS	39,000/day- Hwy. 55
PARKING:	25 off-street spaces

PROPERTY OVERVIEW

7,580 sq. ft. strip center with a 2,320 sq. ft. end cap space and a 2,260 RSF inline space available for lease. The spaces available were formerly occupied by a staffing agency and a furniture store. This property is ideal for a business that can take advantage of the great visibility and traffic off Hwy. 55. There is bonus lower level space below each unit at no extra cost!

PROPERTY HIGHLIGHTS

- Conveniently located off Hwy. 55 with great visibility and 39,000 traffic counts per day!
- Extremely low CAM & Taxes compared to other retail properties in the Plymouth area.
- Pylon signage and building signage available
- Other retailers within a .5 mile radius include: McDonalds, Cub Foods, Starbucks, Arby's, Chuck & Don's, Holiday Station, Merwin Liquors, Bachman's Floral, New Horizon Academy, Famous Dave's, Mister Car

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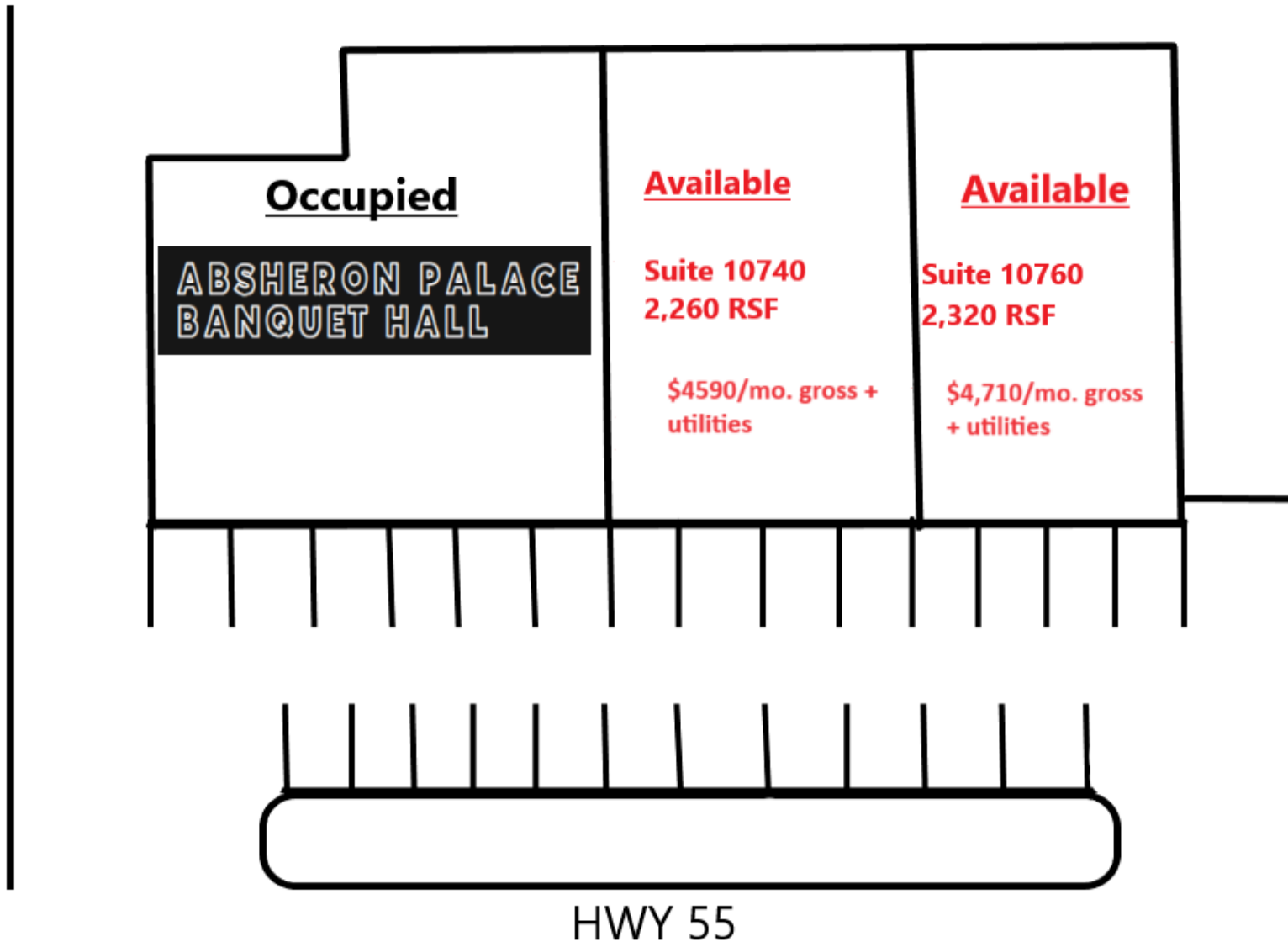


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SITE PLAN

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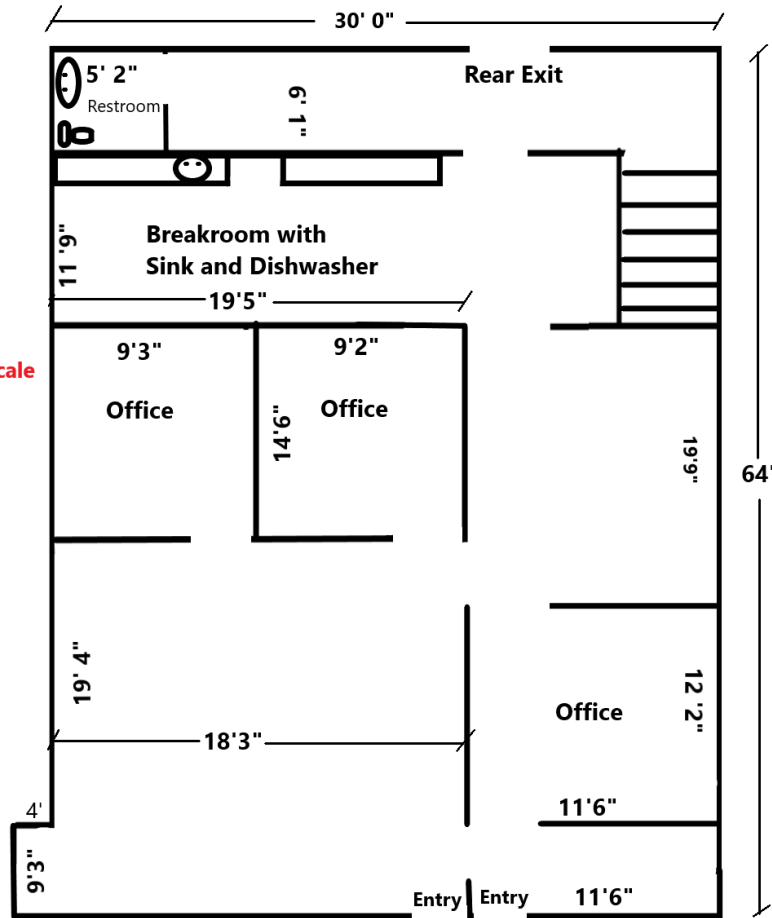
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FLOOR PLAN- SUITE 10760

10730 HIGHWAY 55



Suite 10760
2,320 RSF
*Drawing not to Scale



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EXTERIOR PHOTOS - TRAFFIC COUNTS

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PROPERTY PHOTOS

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INLINE SPACE- SUITE 10740

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END CAP SPACE- SUITE 10760

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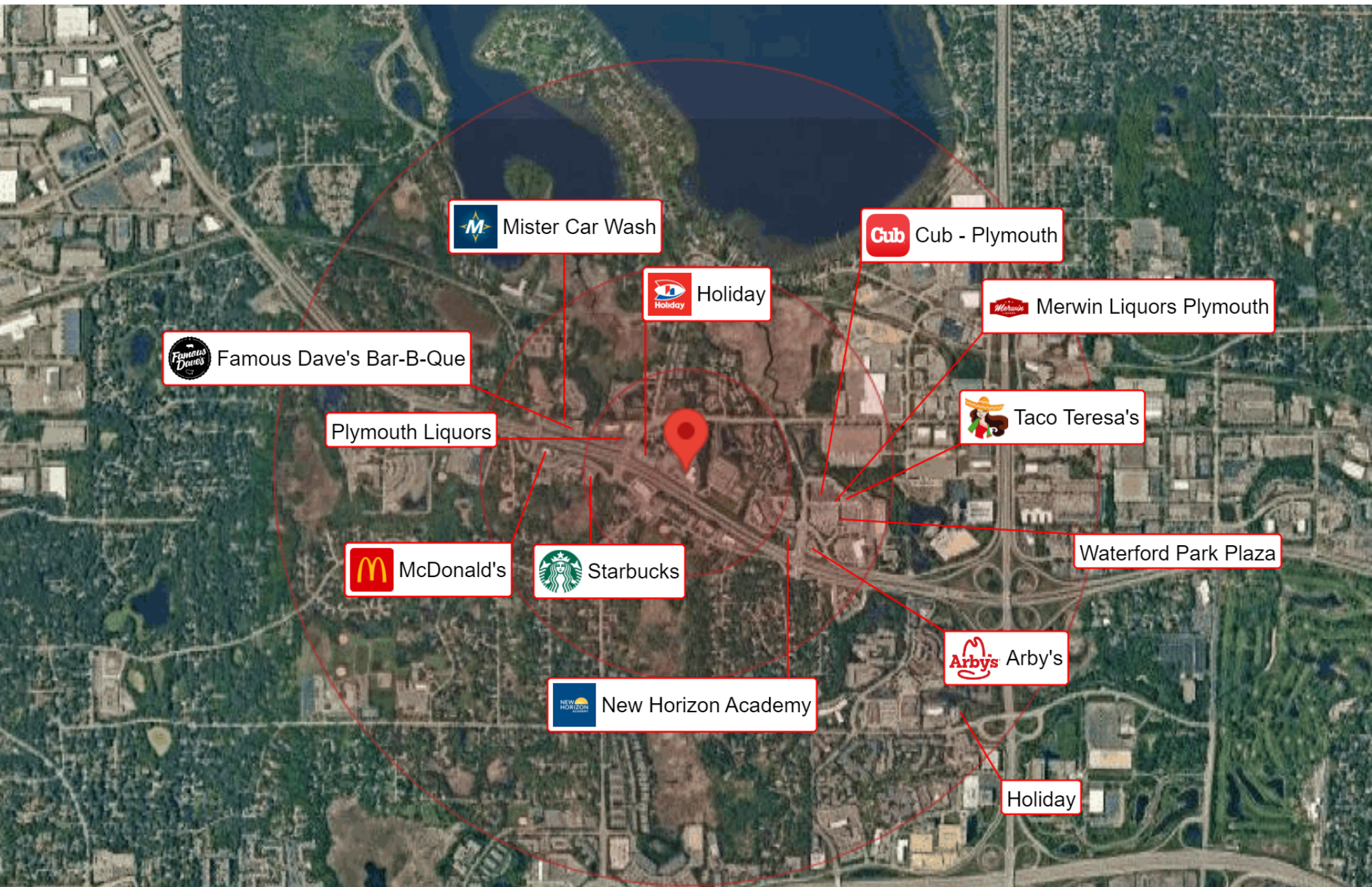


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BUSINESS MAP

10730 HIGHWAY 55



LOCATION MAPS

10730 HIGHWAY 55

