



**COLDWELL BANKER
COMMERCIAL**
REALTY

FOR LEASE

**Apt Building - 140 S. Elm St.
Restaurant Space - 135 Olive St.
Retail Space - 26 W. 2nd St.**

Waconia, MN 55387



Photo Rendering

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Description

- Incredible potential restaurant space in the heart of Waconia's Entertainment District.
- Anchored in a Luxury apartment complex with built-in Clients.
- Restaurant space - Tall ceilings with extended windows on 3 sides plus a private Bistro patio off the kitchen.
- Bring your concept and your Architect on this 1st Generation space.
- Small retail space - Great space for a personal wellness care business, medi-spa, meditation and recovery studios among others would be under consideration.
- Lease negotiable
- Restaurant: Estimated 3,500 sq ft; Patio 525 sq ft
- Retail space: Estimated 866 sq ft
- Off Street parking
- Rent: \$25 PSF



Photo Rendering

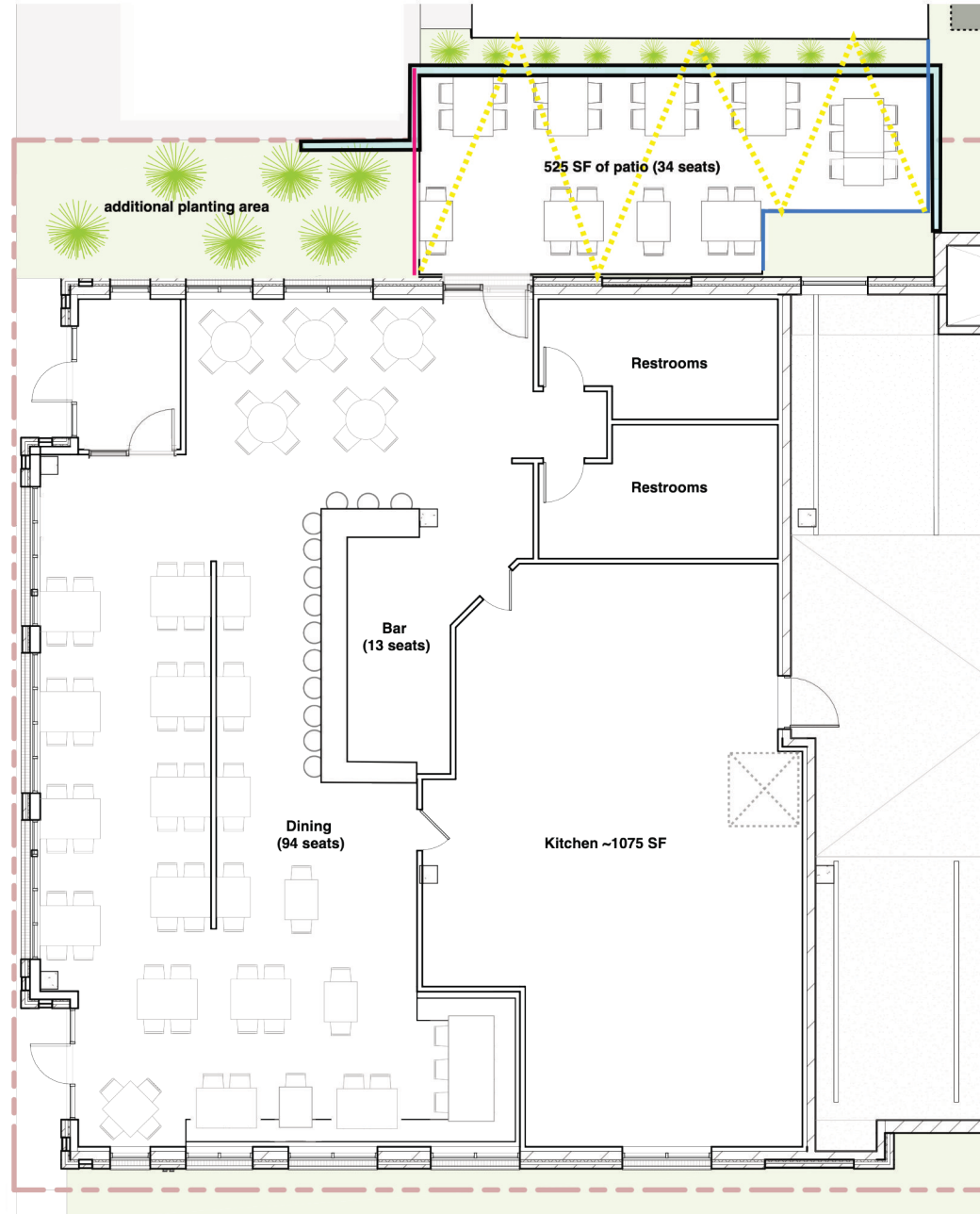
Local Demographics

Radius	1Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,453		16,558		24,271	
2024 Estimate	5,968		15,295		22,827	
2020 Census	5,666		14,423		22,098	
Growth 2024 - 2029	8.13%		8.26%		6.33%	
Growth 2020 - 2024	5.33%		6.05%		3.30%	
2024 Households by HH Income	2,413		5,492		7,978	
Income: <\$25,000	326	13.51%	457	8.32%	556	6.97%
Income: \$25,000 - \$50,000	463	19.19%	779	14.18%	1,026	12.86%
Income: \$50,000 - \$75,000	456	18.90%	980	17.84%	1,330	16.67%
Income: \$75,000 - \$100,000	277	11.48%	650	11.84%	932	11.68%
Income: \$100,000 - \$125,000	144	5.97%	526	9.58%	835	10.47%
Income: \$125,000 - \$150,000	147	6.09%	383	6.97%	704	8.82%
Income: \$150,000 - \$200,000	412	17.07%	1,000	13.06%	1,426	17.87%
Income: \$200,000+	188	7.79%	717	13.06%	1,169	14.65%
2024 Avg Household Income	\$99,461		\$120,425		\$126,884	
2024 Med Household Income	\$73,118		\$95,384		\$104,341	





Floor Plan Restaurant Space





LOCAL BUSINESSES

Pangea Cafe	Waconia Brewing Company
Mocha Monkey Coffeehouse	First Nail
Hopper's Bar & Grill	Domino's
Yetzer's	Waconia Liquors
Healing Ink Tattoo	Laketown Chocolates
Hustle & Heart Sports	Iron Tap
Soulful Smoothies	Chumly's Bar
First Street Hair Studio	Bakery on Main
Infinity Diamond Jewelers	The Main Scoop
Garage Bar & Bowl	Shop Chicks Boutique
Frozen Five Ice Creamery	Mystic Fortress Games
Waconia Saloon	Main St. Floral
Old Towne Park	Shape It Up Fitness
Yetzer's	Wild Poppy Boutique
Bode Gray's	Neubauer Chiropractic
Trending Upward Thrift Shoppe	Waconia City Hall

