

COMMERCIAL PROPERTY FOR LEASE

STONEGATE PLAZA

5229 SHORELINE DRIVE, MOUND, MN 55364



OFFICE, RETAIL, SERVICE FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305

PRESENTED BY:

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

5229 SHORELINE DRIVE



OFFERING SUMMARY

AVAILABLE SF: 4466 RSF-9226 RSF

Lease Rate: \$12/SF NNN

CAM/Taxes: \$5.65/SF est. 2023

BUILDING SIZE: 32,425 SF

RENOVATED: 2023

Zoning: B1-Central Business

Property Description

- Suite 5225 & Suite 5221 can be combined-max contiguous 9,226 SF
- 159 parking stalls, convenient parking on 3 sides
- Co-Tenants include Wheels to Waves, We Can, Hibachi Daruma, Vision Arcade & Skateboard, Pilates Elevated Mama's Happy and CorTrust Bank
- Area Tenants: Ridgeview Clinic, Subway, Caribou, Jubilee Foods, Walgreens, Dominos, Mound True Value Hardware

AREA HIGHLIGHTS

- Excellent access & visibility along Shoreline Drive; 1 block from Lake Minnetonka
- Retail Trade Area: Orono, Mound, Minnetrista, Watertown, Maple Plain, St. Bonifacious with over 39,862 population (MnData'17)
- 159 parking stalls, convenient parking 3 sides.
- Traffic Count- 11,739 VPD along Shoreline Drive
- Average Household Income: 2 miles- \$136,265, 5 miles- \$160,550, 10 miles- \$148,549
- Average Population: 2 miles- 15,473, 5 miles- 42,114, 10 miles- 218,112
- Nearby: city facilities, schools, retail, fitness, public parks

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PROPERTY PHOTOS

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PROPERTY PHOTOS

5229 SHORELINE DRIVE



Entry into Suite 5225



Front view of Suite 5225



Front view of Suite 5225



Back view of Suite 5225

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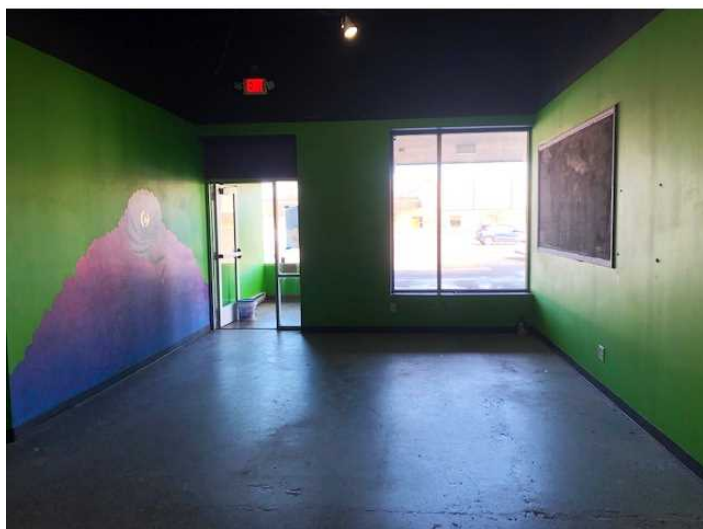
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PROPERTY PHOTOS

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SUITE 5221 OPEN AREA



SUITE 5221 FRONT ENTRY



SUITE 5221 FRONT OF SPACE

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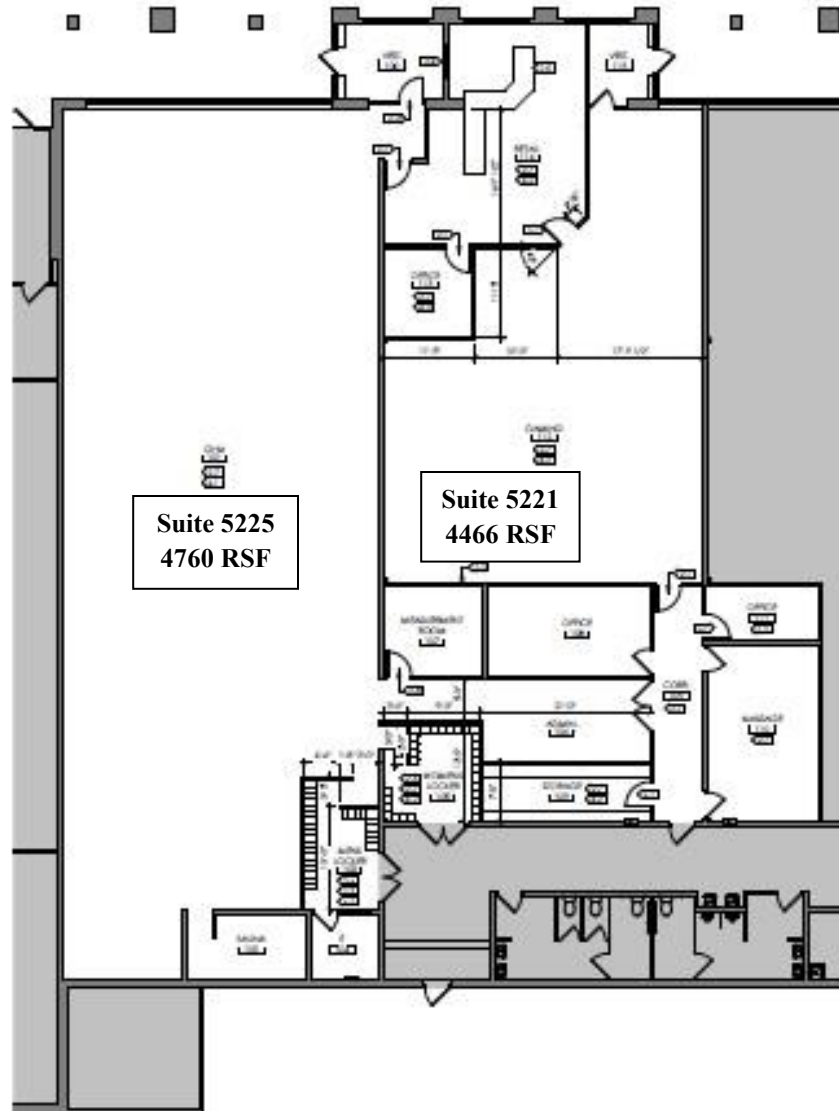
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STE 5225 & STE 5221 FLOOR PLAN

5229 SHORELINE DRIVE



SHORELINE DRIVE



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SITE PLAN

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STONEGATE PLAZA SITE PLAN

Suite 5225 & Suite 5221 can be combined:
max contiguous 9226 RSF



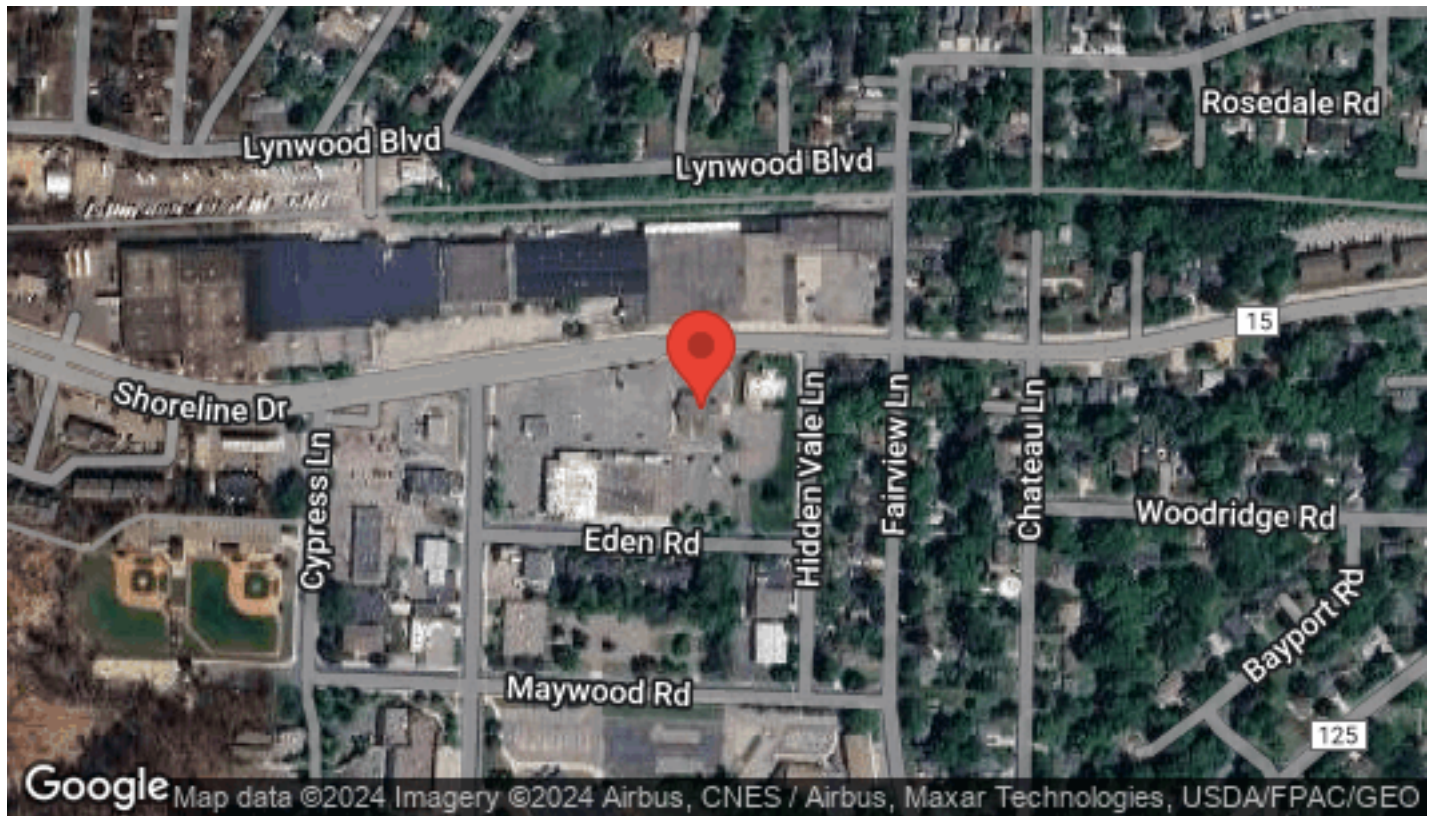
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LOCATION MAPS

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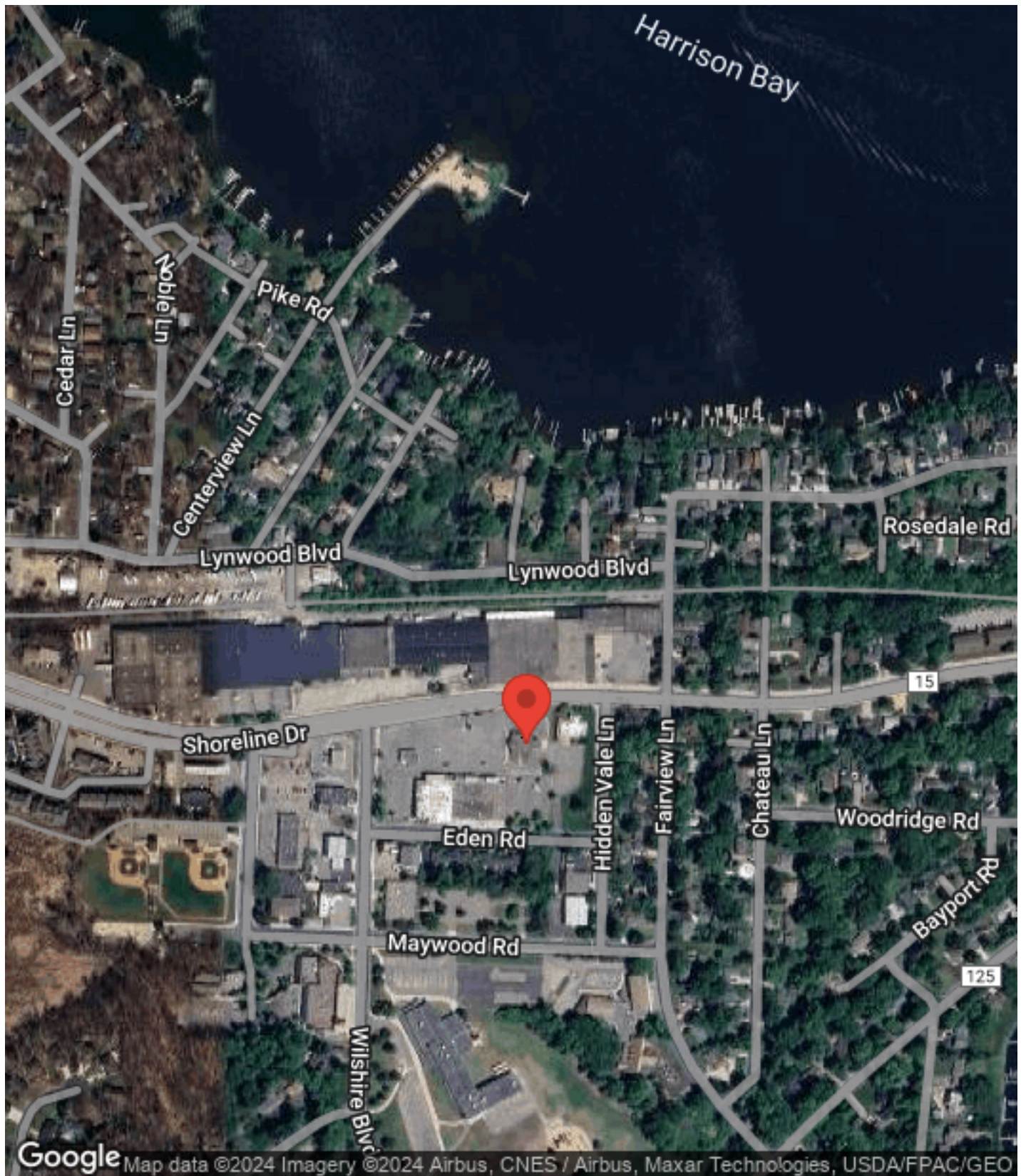
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AERIAL MAP

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