



# GLEN LAKE VILLAGE

14400 Excelsior Blvd | Minnetonka, MN 55345

## Grocery Anchored Retail Space For Lease

### Space Available:

- Suite 14404: 1,620 sf
- 2024 CAM: \$2.43 psf and Tax: \$6.26 psf
- Lease Rate: \$20.00 psf NNN

### Highlights and Features:

- Neighborhood center anchored by Lunds & Byerly's
- Great visibility and access from Excelsior Blvd
- Located in dense Glen Lake neighborhood
- Parking: 147 spaces
- Building signage
- Co-tenants Glen Lake Wine and Spirits, Gardner Salon, EZ on the Eyes, and Dragon Jade
- Area Tenants: Unmapped Brewing Company, Pet Stuff, Gina Marias Pizza, Studio 13, State Farm, E-Cig POD, Glen Lake Animal Hospital, BP, Tide Cleaners, Snap Fitness, Glen Lake Academy of Dance, Prestige Preschool Academy, Gold Nugget, Glen Lake Dental, Mobile Hair Prox salon, Health Source, and Gunstop

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 6,118, 3 miles - 59,682 and 5 miles - 160,725
- Average Household Income: 1 mile - \$152,758, 3 miles - \$128,617, and 5 miles - \$136,643
- Excelsior Blvd W - 10,500 vpd, Excelsior Blvd E - 10,100 vpd and Eden Prairie Road - 7,300 vpd



**Christianson & Company**  
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**LAURA GILL**

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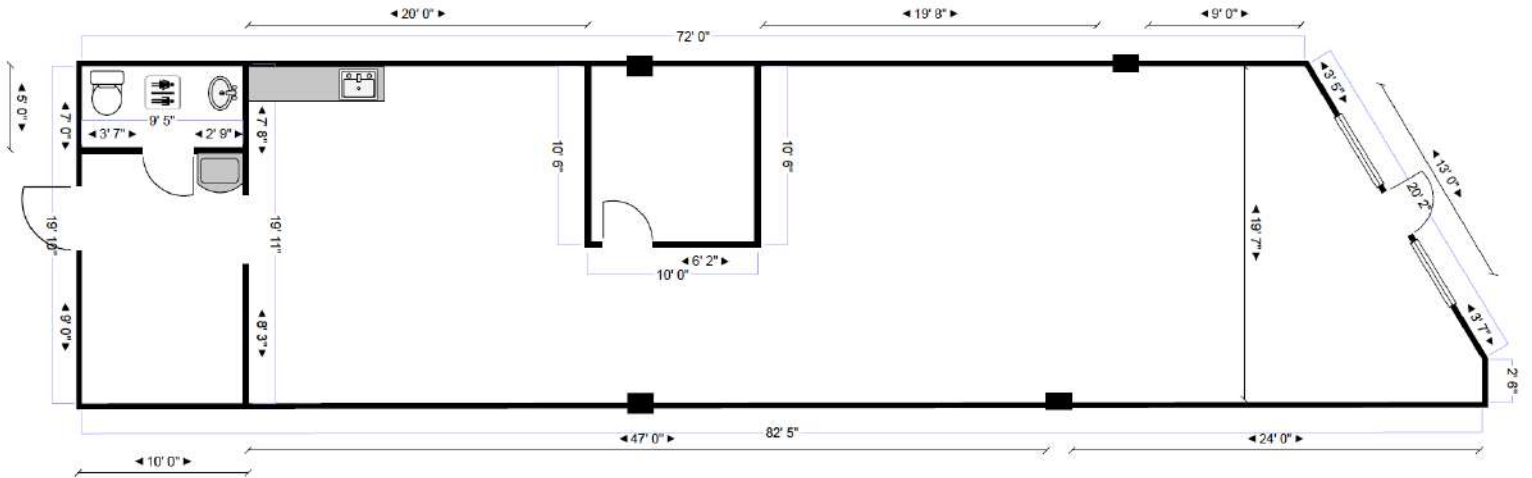
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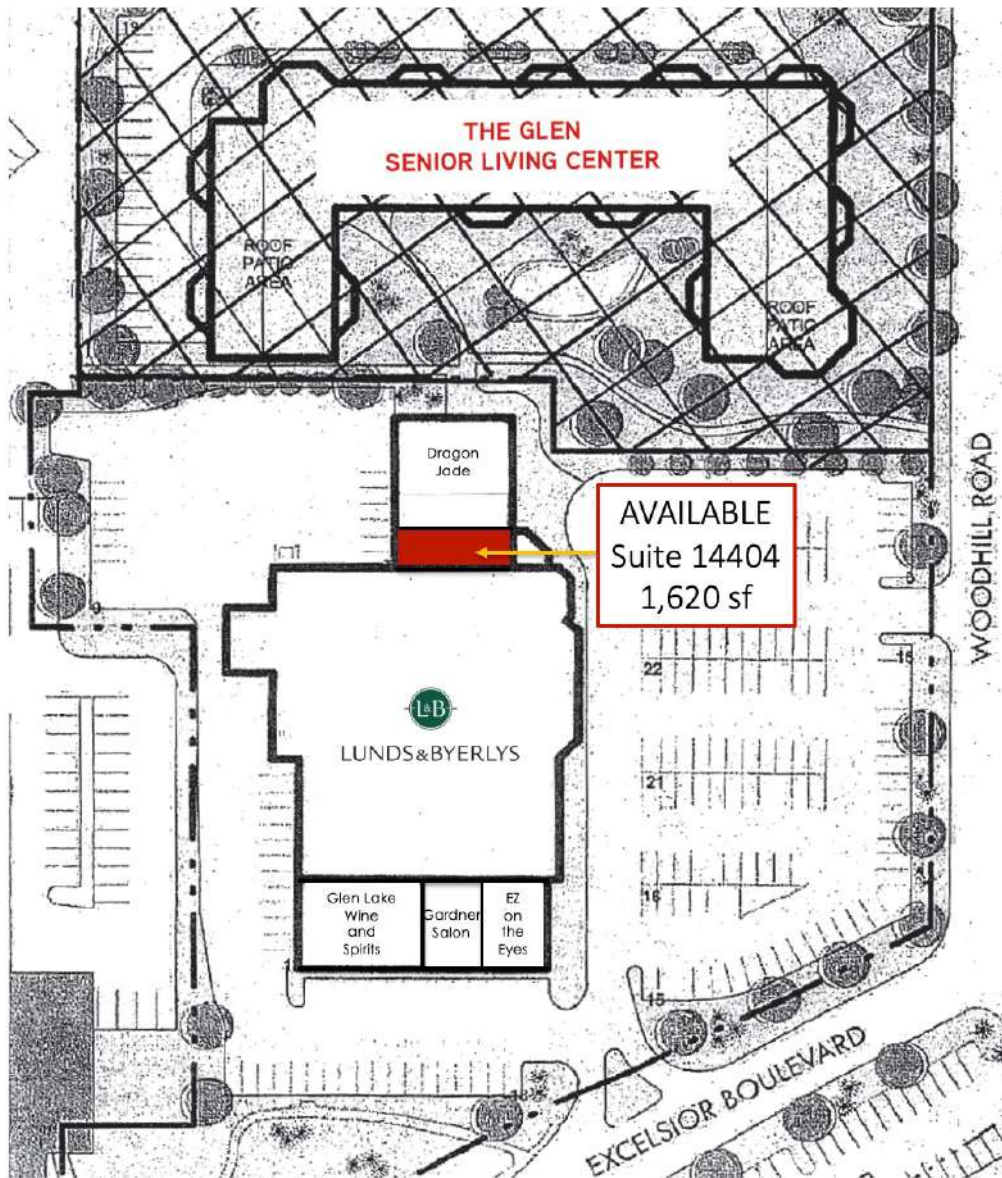
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## Space Plan - Suite 14404



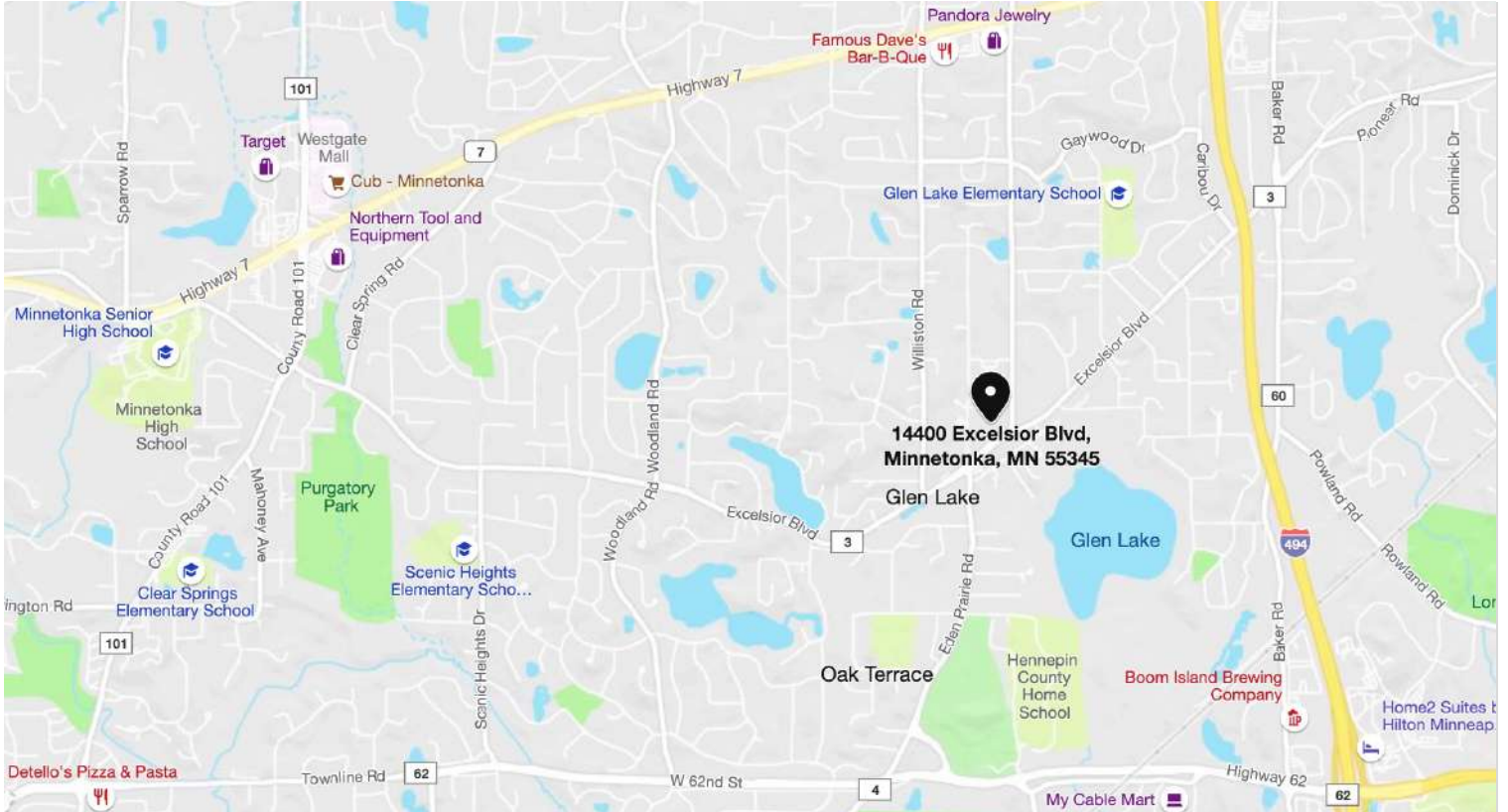
## Site Plan



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# Map



# Aerial



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