

FOR LEASE

# Shoreline Drive Retail

4000-4016 Shoreline Drive Spring Park, MN 55384

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**PROPERTY HIGHLIGHTS**

- Prime lakefront location with stunning views
- High foot traffic and visibility
- Versatile layout to suit a variety of retail concepts
- Proximity to popular restaurants and amenities
- Excellent signage opportunities for maximum exposure
- Nearby access to major transportation routes
- Strong residential and tourist demographic
- Strong community support for local businesses

**OFFERING SUMMARY**

Lease Rate:	\$22 - 24 SF/yr (MG)
Available SF:	843 - 2,212 SF
Building Size:	25,434 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	291	848	2,135
Total Population	454	1,396	3,808
Average HH Income	\$88,728	\$96,909	\$118,862



### **PROPERTY DESCRIPTION**

Multi-tenant retail property offering a mix of suite sizes with strong foot and vehicle traffic, with flexible layouts suitable for retail, showroom, or service-based tenants.

### **LOCATION DESCRIPTION**

Positioned on Shoreline Drive in the Lake Minnetonka trade area, providing strong visibility and easy access to surrounding residential communities and seasonal traffic. Just steps away from the property, tenants will find popular dining spots like Lord Fletcher's Old Lake Lodge and Bayside Grille, attracting locals and tourists alike. With easy access to the Dakota Rail Regional Trail and nearby parks, the area offers abundant foot traffic and a steady stream of visitors.

### **SITE DESCRIPTION**

4000–4016 Shoreline Drive offers a well-located neighborhood retail and office property with strong visibility, convenient access, and a steady flow of local traffic year-round.

The property benefits from its proximity to dense residential neighborhoods, marinas, and popular lakeside destinations, creating consistent demand from both full-time residents and seasonal visitors. Ample on-site parking and easy ingress/egress make it a practical choice for service-based users, boutique retail, or office tenants looking to establish a presence in a high-demand west metro lake market.

Lease Rate	<b>\$22 - 24 SF/YR</b>
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**LOCATION INFORMATION**

Building Name	Shoreline Drive Retail
Street Address	4000-4016 Shoreline Drive
City, State, Zip	Spring Park, MN 55384
County	Hennepin

**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-1, GENERAL COMMERCIAL DISTRICT

**BUILDING INFORMATION**

Building Size	25,434 SF
Number of Floors	2
Average Floor Size	8,124 SF
Year Built	1983





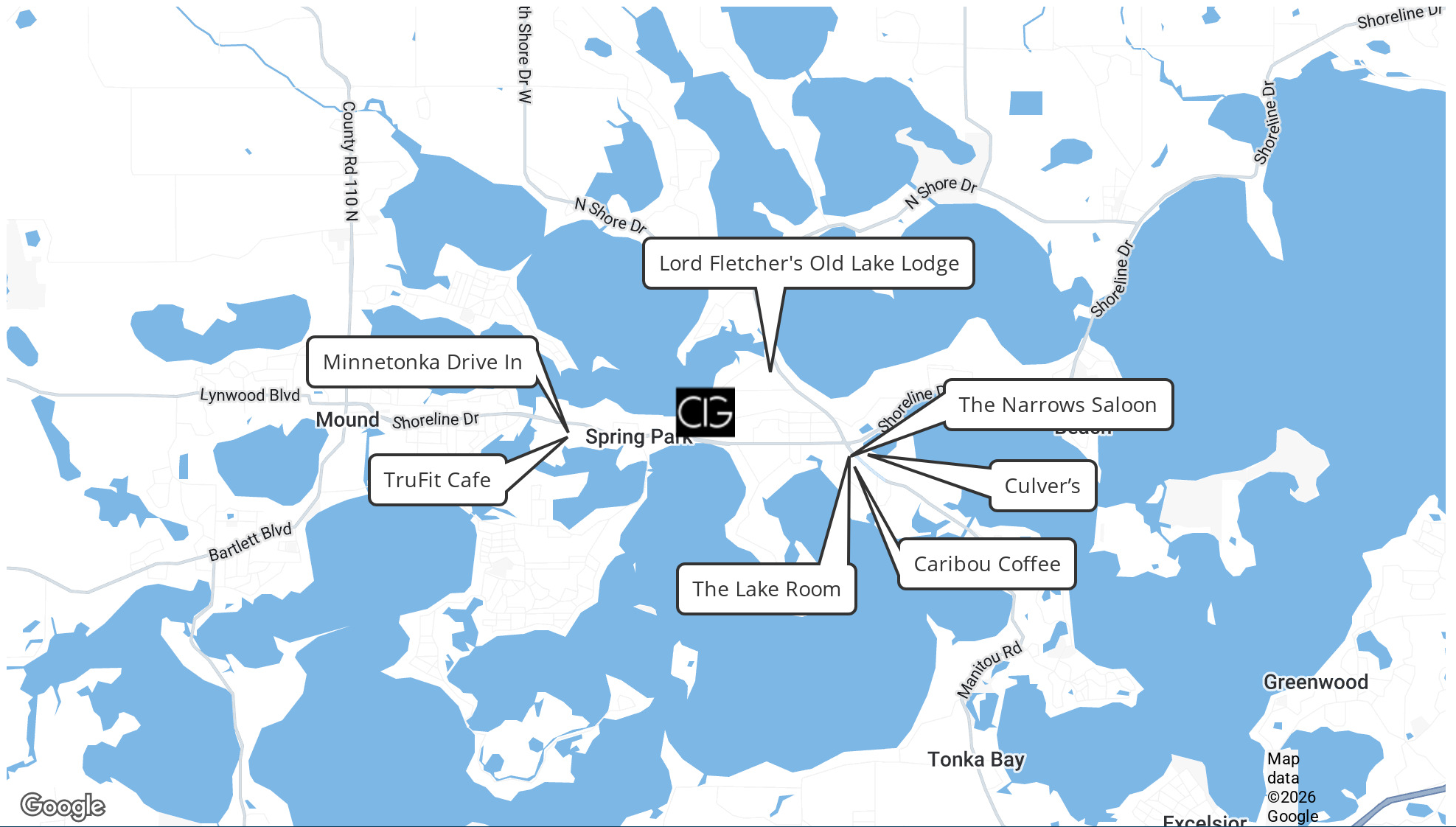
**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	843 - 2,212 SF	Lease Rate:	\$22 - \$24 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4010	Available	843 - 2,212 SF	Modified Gross	\$22.00 SF/yr	Clean slate to make your own! Windows looking out to Lake Minnetonka. Shared kitchenette and bathrooms adjacent to the suite. Underground parking for employees and customers.
Suite 4000	Available	1,369 - 2,212 SF	Modified Gross	\$24.00 SF/yr	Corner unit retail on street-level. Three offices, one conference room, and service-facing entryway space. Windows looking out to Lake Minnetonka. Shared kitchenette and bathrooms adjacent to the suite. Underground parking for employees and customers.

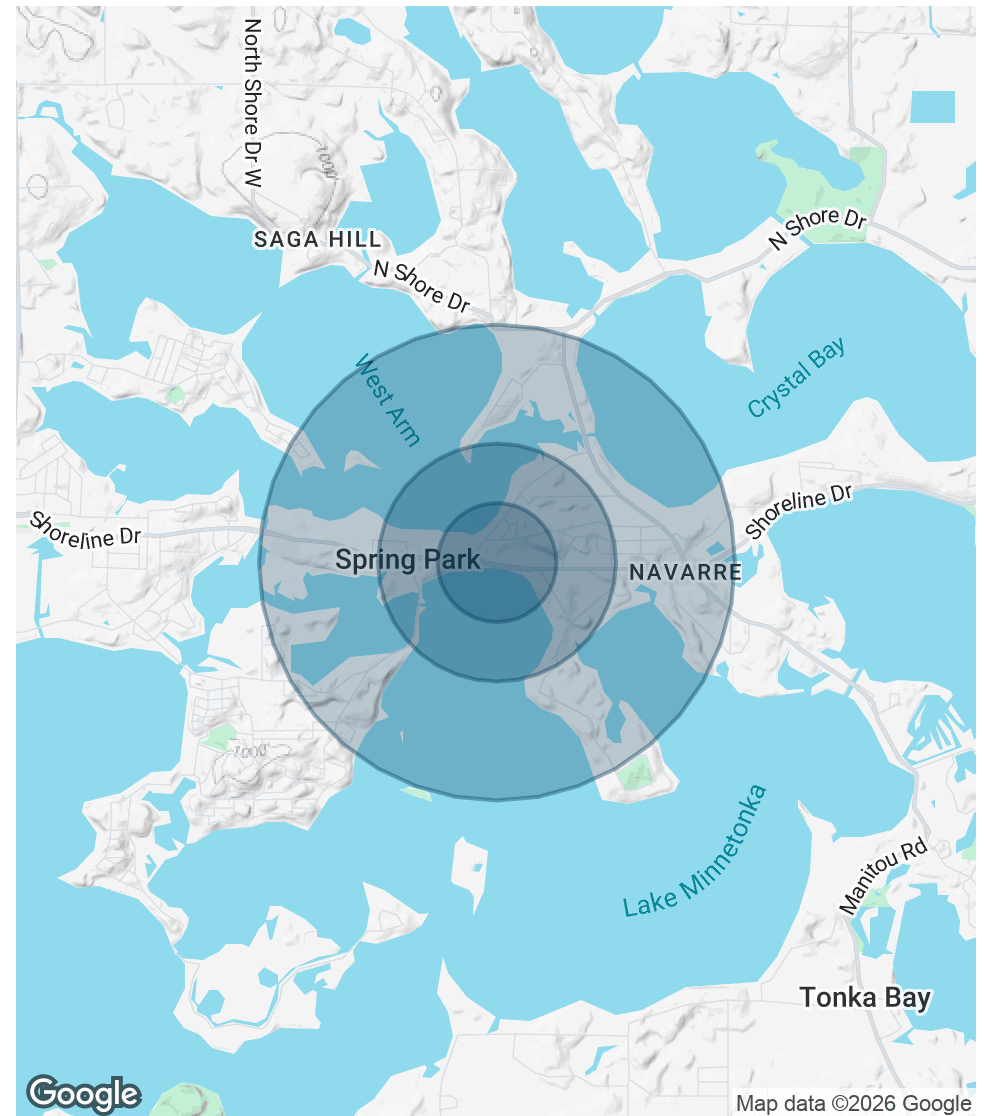




<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	454	1,396	3,808
Average Age	58.0	55.9	54.1
Average Age (Male)	56.9	55.1	53.7
Average Age (Female)	59.9	57.3	54.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	291	848	2,135
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$88,728	\$96,909	\$118,862
Average House Value	\$596,738	\$588,407	\$662,591

2023 American Community Survey (ACS)



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