

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:

JEFFREY STEDMAN

Senior Associate

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

5229 SHORELINE DRIVE



OFFERING SUMMARY

AVAILABLE SF: 1683 RSF-9226 RSF

Lease Rate: \$12/SF-\$14/SF NNN

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

BUILDING SIZE: 32,425 SF

RENOVATED: 2023

Zoning: B1-Central Business

Property Description

- Suite 5225: 4760 RSF
- Suite 5221: 4466 RSF
- Suite 5245: 1683 RSF
- Suite 5235: 1800 RSF
- 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

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Entry into Suite 5225



Front view of Suite 5225



Front view of Suite 5225



Back view of Suite 5225

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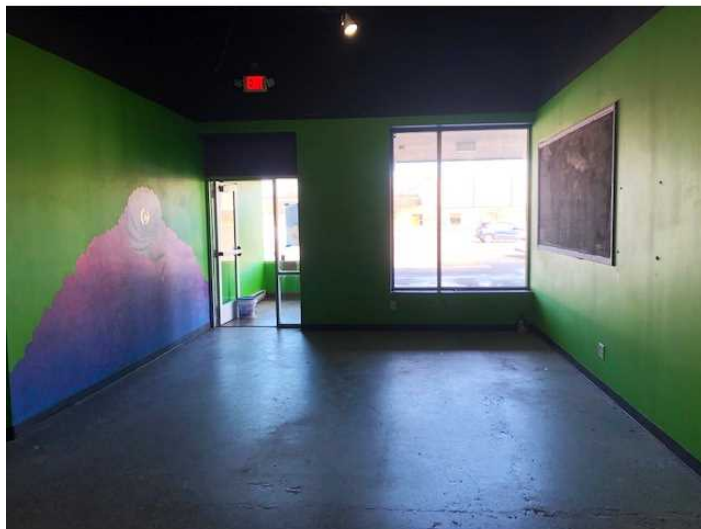
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PROPERTY PHOTOS

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SUITE 5221 OPEN AREA



SUITE 5221 FRONT ENTRY



SUITE 5221 FRONT OF SPACE

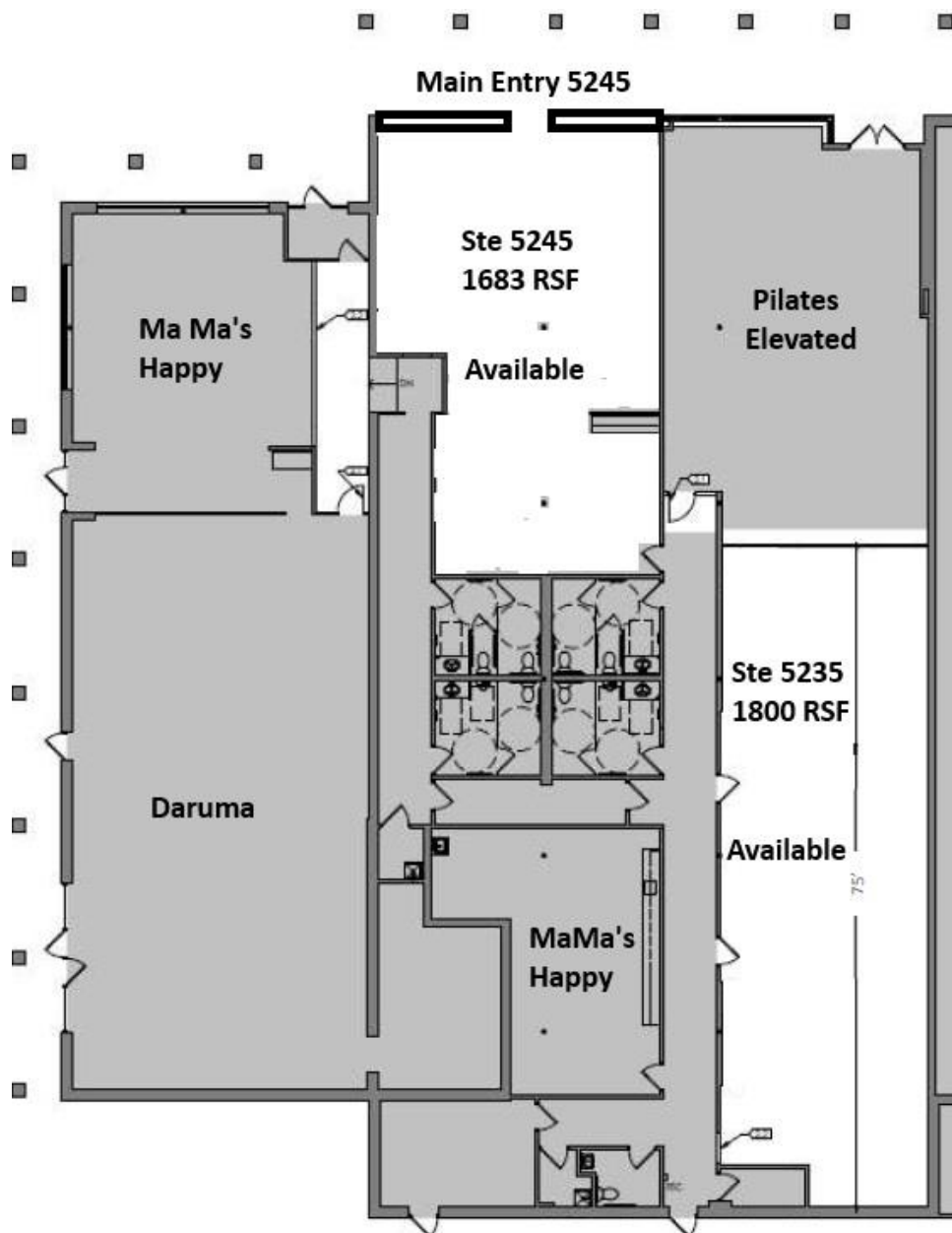
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SUITE 5245 AND 5235 FLOORPLANS

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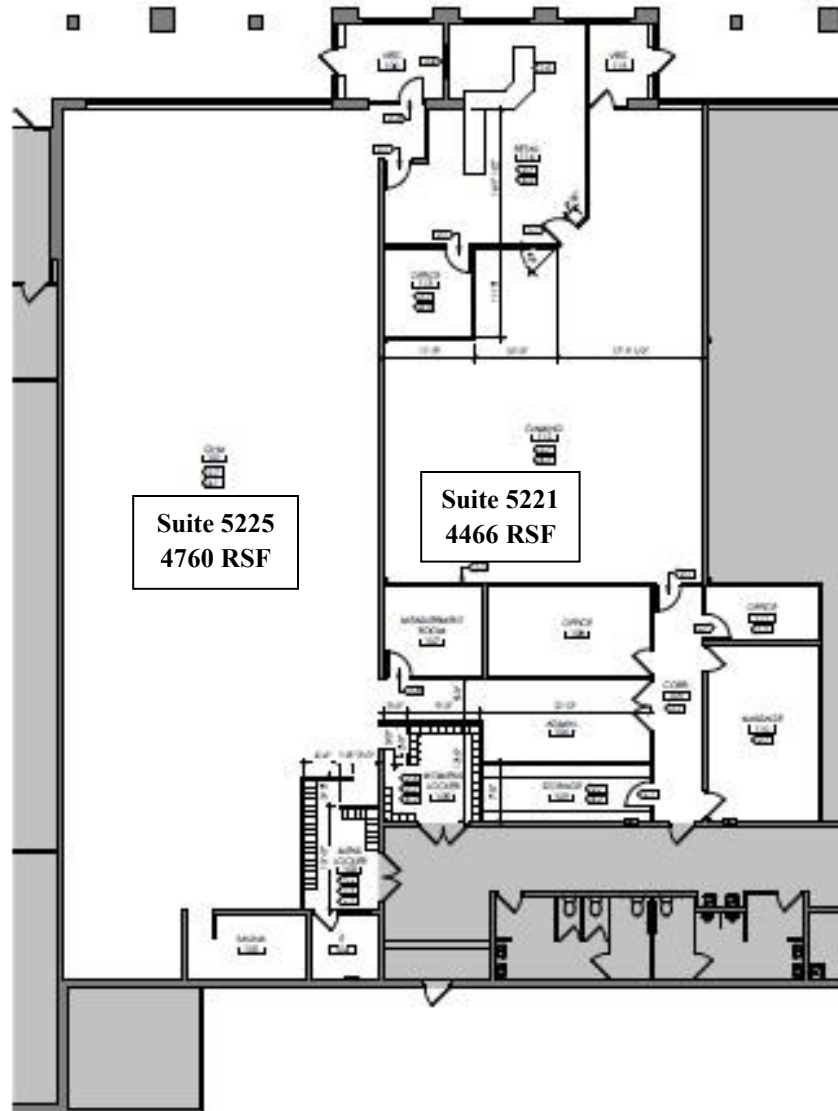
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STE 5225 & STE 5221 FLOOR PLAN

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SHORELINE DRIVE



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SITE PLAN

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STONEGATE PLAZA SITE PLAN



SPACES AVAILABLE

Suite 5245: 1683 RSF

Suite 5235: 1800 RSF

Suite 5225: 4760 RSF

Suite 5221: 4466 RSF

Suites 5225 & 5221 can be combined

Max contiguous 9,226 RSF

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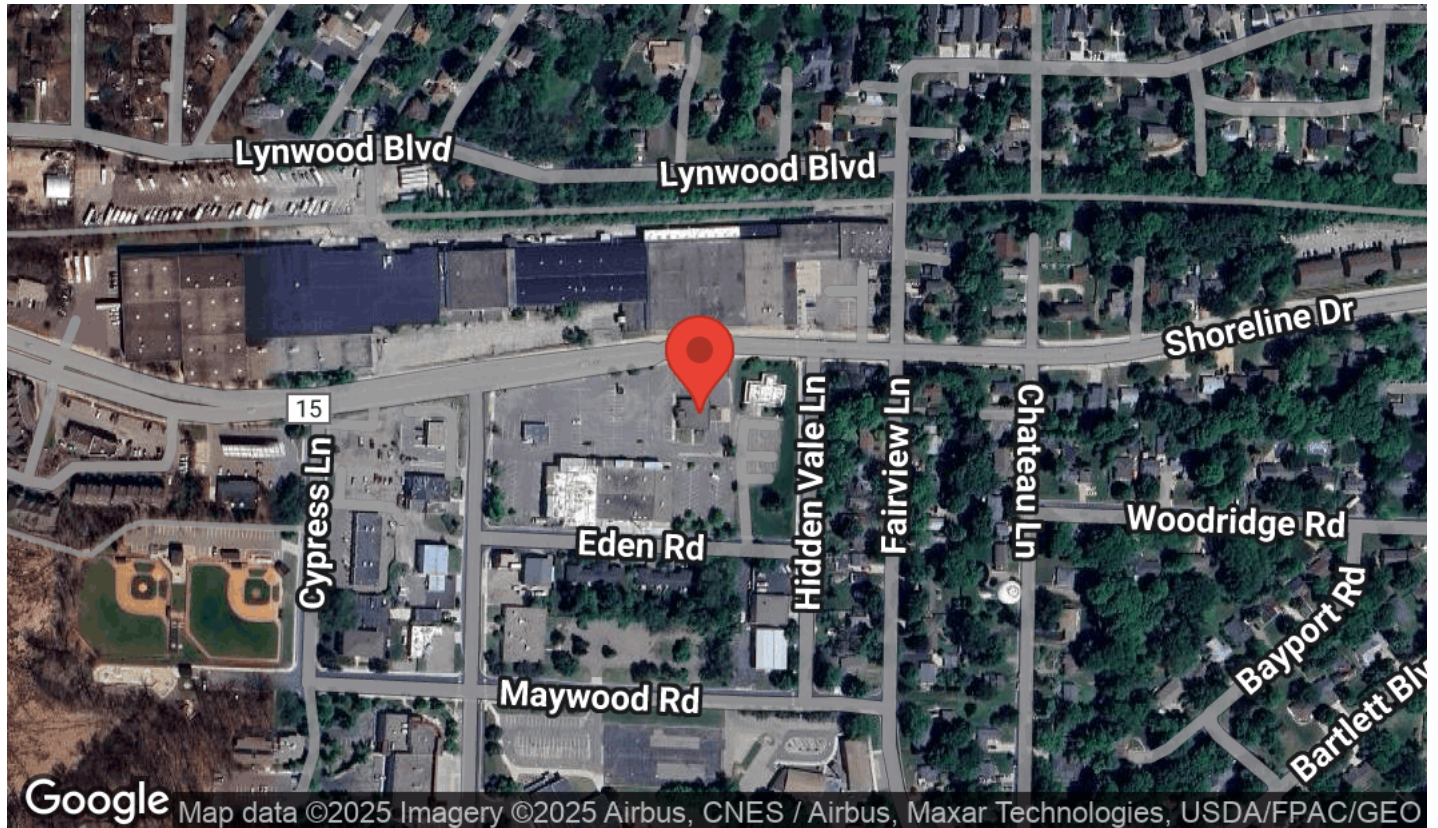
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LOCATION MAPS

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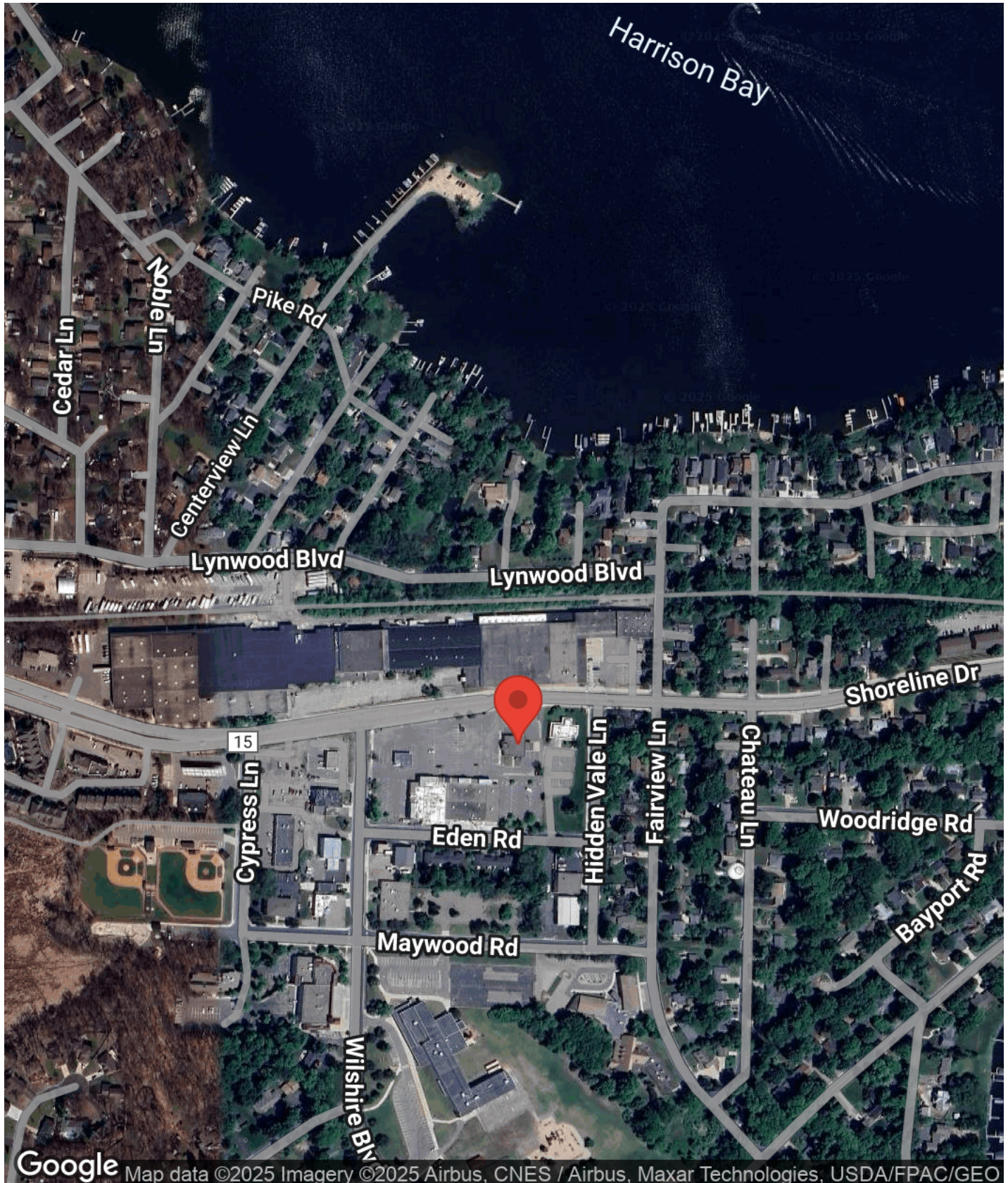
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AERIAL MAP

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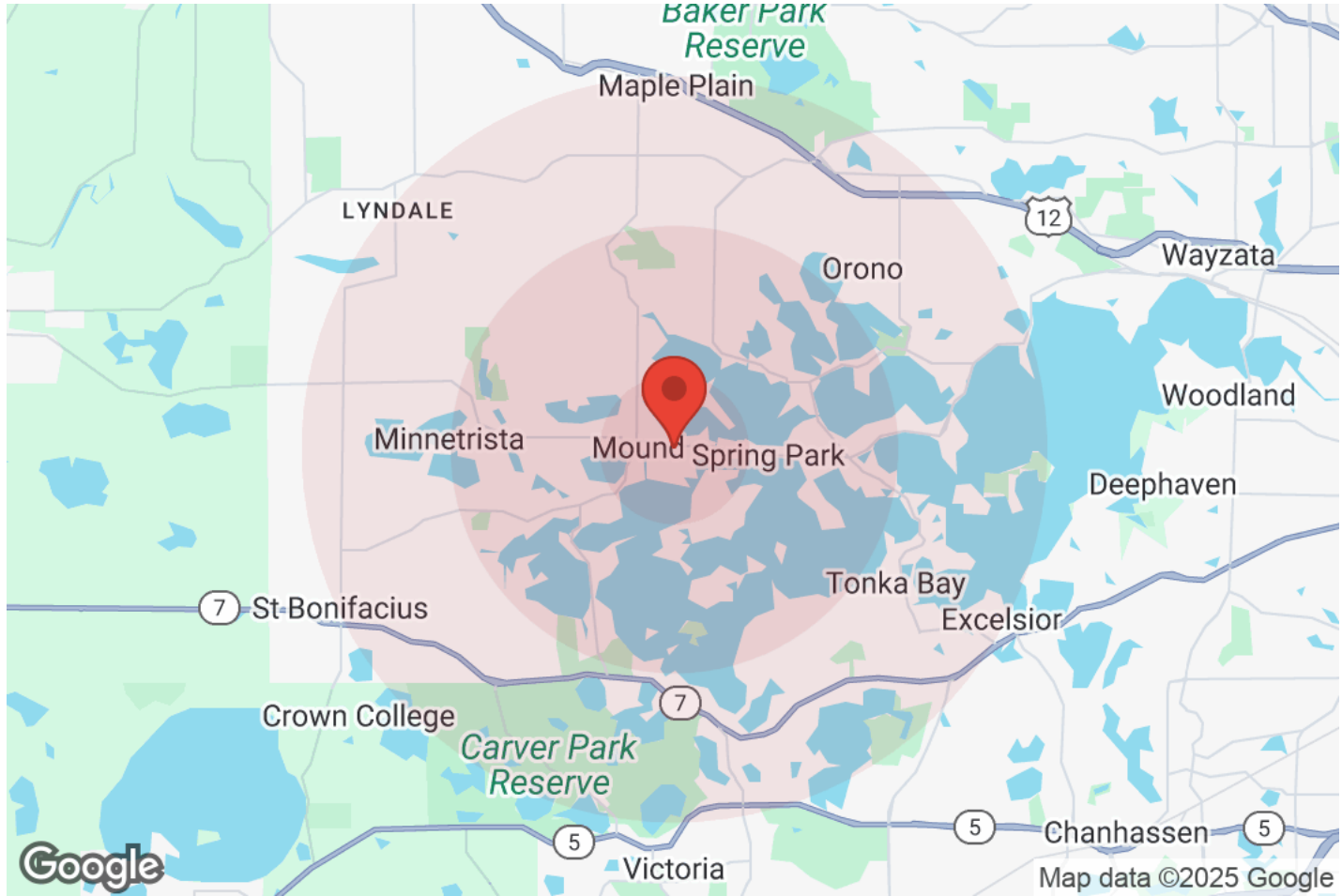
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,846	8,191	18,320
Female	2,637	7,759	17,734
Total Population	5,483	15,950	36,054

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	838	2,458	6,239
Ages 15-24	710	2,023	5,288
Ages 25-54	2,254	6,143	12,896
Ages 55-64	846	2,469	5,544
Ages 65+	835	2,857	6,087

Income	1 Mile	3 Miles	5 Miles
Median	\$70,053	\$73,314	\$92,702
< \$15,000	300	566	810
\$15,000-\$24,999	170	397	680
\$25,000-\$34,999	111	430	672
\$35,000-\$49,999	272	853	1,339
\$50,000-\$74,999	450	1,275	2,437
\$75,000-\$99,999	381	972	2,044
\$100,000-\$149,999	542	1,282	2,747
\$150,000-\$199,999	56	366	1,214
> \$200,000	118	677	2,284

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,550	7,637	15,751
Occupied	2,319	6,852	14,295
Owner Occupied	1,772	5,273	11,639
Renter Occupied	547	1,579	2,656
Vacant	231	785	1,456

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