



219

East Drive

Excelsior, MN 55331



1,421 SF Retail Space For Lease

- Newer roof, windows and HVAC
- Close proximity to Excelsior Bay and Lake Minnetonka
- Easy access to Hwy 7 and County Rd 19
- Prominent retail and restaurant area
- Abundant natural light and polished concrete floors

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Overview



219 Water Street
Excelsior, MN



Lease Rate:
Negotiable



Traffic Count:

Water Street: 10,596 vpd
2nd Street: 7,277 vpd
Hwy 7: 41,500 vpd



Parking:

Adjacent free
municipal lot

Property specifications

Building size	6,006 SF Total
Available SF	Suite 2: 1,421 SF
Building tenants	Suite 1 & 3: Lake Effect
Year built	1910 - Updated in 2015
Site size	0.1 acres / 4,000 SF
Zoning	B-1: Central Business District
2023 Est. Tax & CAM	\$13.36 PSF

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	4,911	32,293	90,309
Median HH Income	\$124,710	\$142,432	\$136,153
Average HH Income	\$177,011	\$191,810	\$183,197

* Source: 2022 Esri Forecasts based on The Census 2010 Summary File

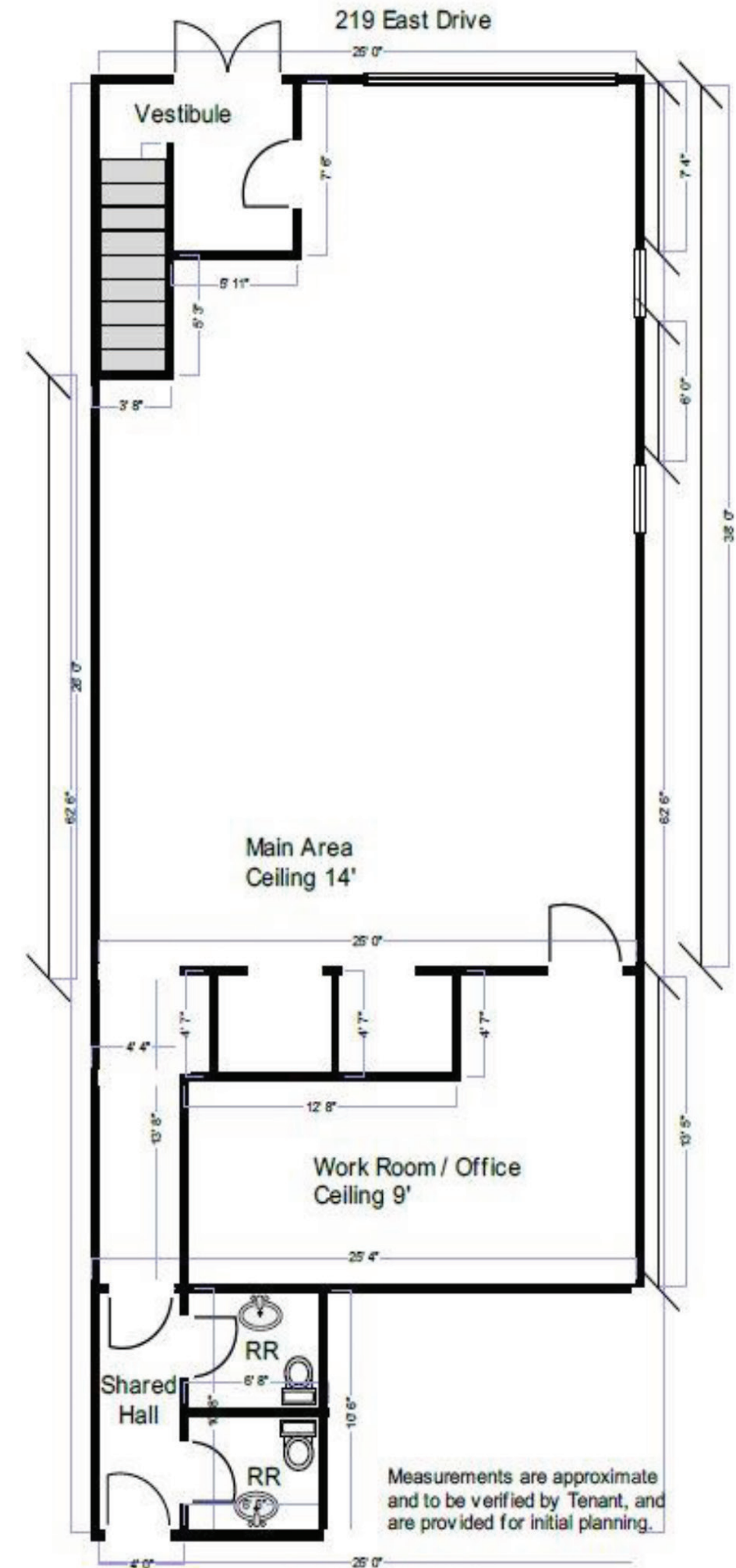
Area Tenants



Bella on the Bay
ROUTIQUE SPA SALON



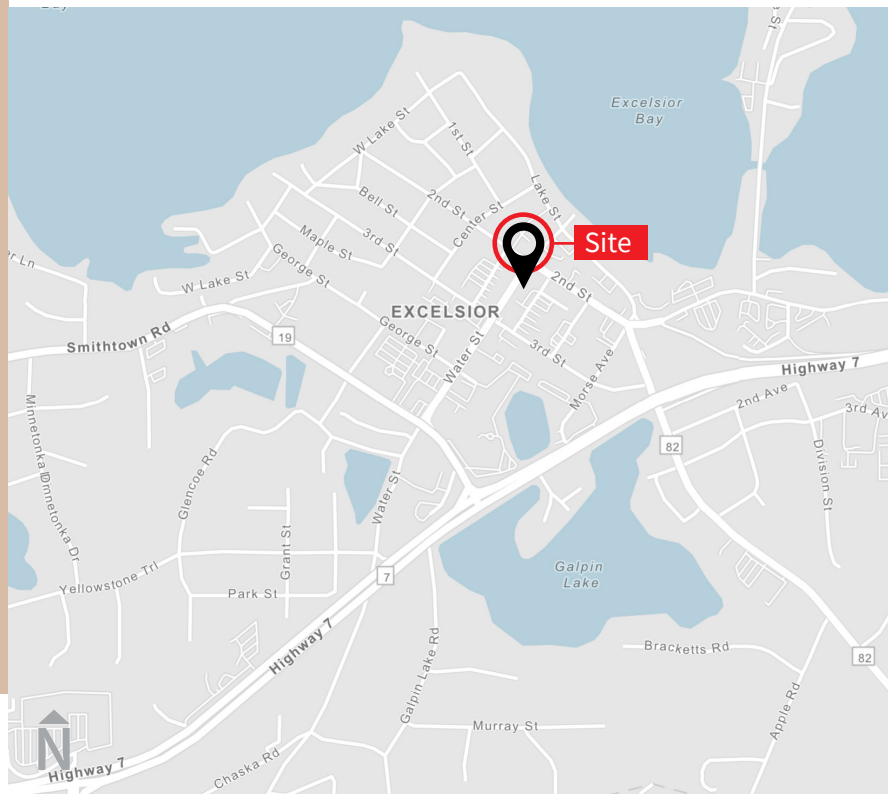
Floor Plan





Excelsior Retailers

- Lake Effect
- Coalition
- Red Sauce Rebellion
- The Vintage Loft
- Red Bench Baker
- Bull & Wren
- Olive's Fresh Pizza
- Excelsior Brewing Company
- Lago Tacos
- Haskell's
- Dunn Brothers Coffee
- Lakeshore Market and More
- 318 Cafe
- Hotel Excelsior
- Wine Republic
- Miyabi Sushi & Asian Bistro
- Kowalskis Market



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