



RETAIL FOR LEASE

STONEGATE PLAZA WEST LAKE MINNETONKA

5229 Shoreline Drive | Mound, MN 55364

Exclusively Listed by

Jeffrey Stedman - Senior Associate | (952) 473-0903 | jeff@kwcommercial.com

KW Commercial | Minnetonka

13100 Wayzata Blvd #400

Minnetonka, MN 55305

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Executive Summary



OFFERING SUMMARY

Available SF:	1683 RSF - 9226 RSF
Lease Rate:	\$12/RSF-\$14/RSF NNN
CAM/Taxes:	\$6.35/SF est. 2025
Building Size:	32,425 SF
Parking:	159 parking stalls
Renovated:	2024
Zoning:	B-1 Central Business

Available Suites

- Suite 5225: 4760 RSF; in-line space; ceiling ht 13'
- Suite 5221: 4466 RSF; in-line space; ceiling ht 13'
- Suites 5225 & 5221 can be combined ; max contiguous 9226 RSF
- Suites 5235/5245: 1683 -3483 RSF

Property Description

- Excellent access & visibility along Shoreline Drive; 1 block from Lake Minnetonka
- Co-Tenants include Wheels to Waves, We Can, Lowy Thai Cuisine, Pilates Elevated, Mama's Happy and CorTrust Bank
- Area Tenants: Ridgeview Clinic, Subway, Caribou, Jubilee Foods, Walgreens, Dominos, Mound True Value
- Nearby: City facilities, Schools, Retail, Fitness, Public parks, 1 block from Lake Minnetonka
- Retail Trade Area: Mound, Minnetrista, Watertown, Maple Plain, St. Bonifacius
- Traffic Count- 12,600 VPD along Shoreline Drive
- Average Household Income: 2 miles: \$95,901; 5 miles: \$128,355; 10 miles: \$136,617

Property Photos



Suite 5225 : 4760 RSF



Suite 5225: 4760 RSF



Suite 5221: 4466 RSF



Suite 5221: 4466 RSF

Property Photos



Suite 5245: 1683 RSF



Suite 5245: 1683 RSF



Suite 5235: 1800 RSF



Suite 5235: 1800 RSF

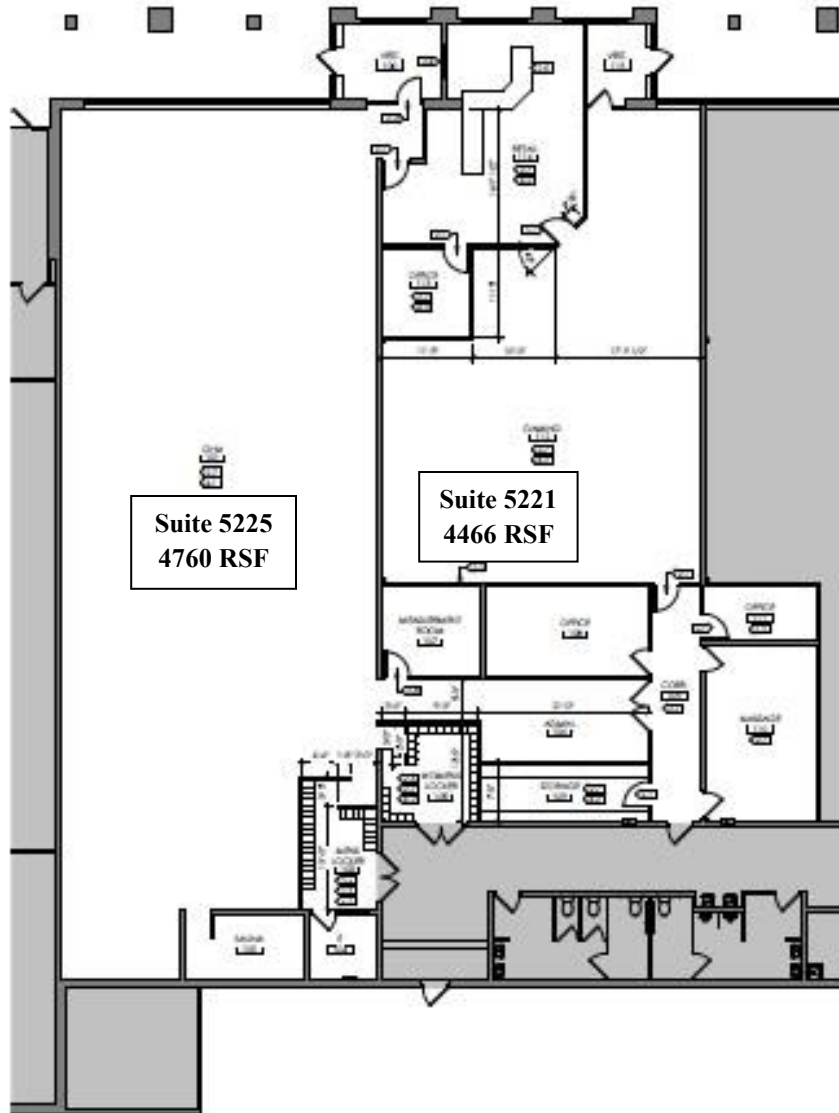
Property Photos



Ste 5225 & Ste 5221 FLOOR PLAN

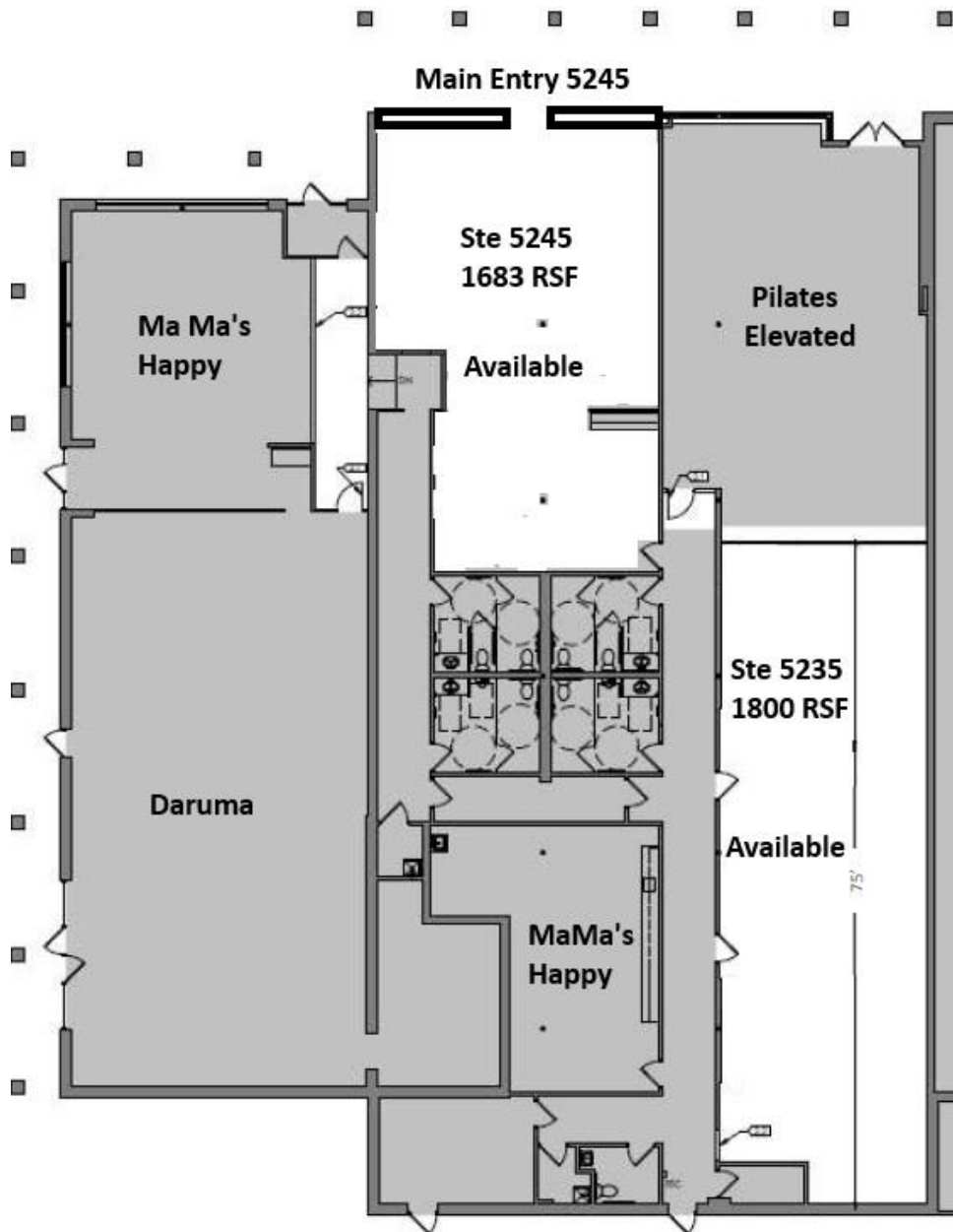


SHORELINE DRIVE

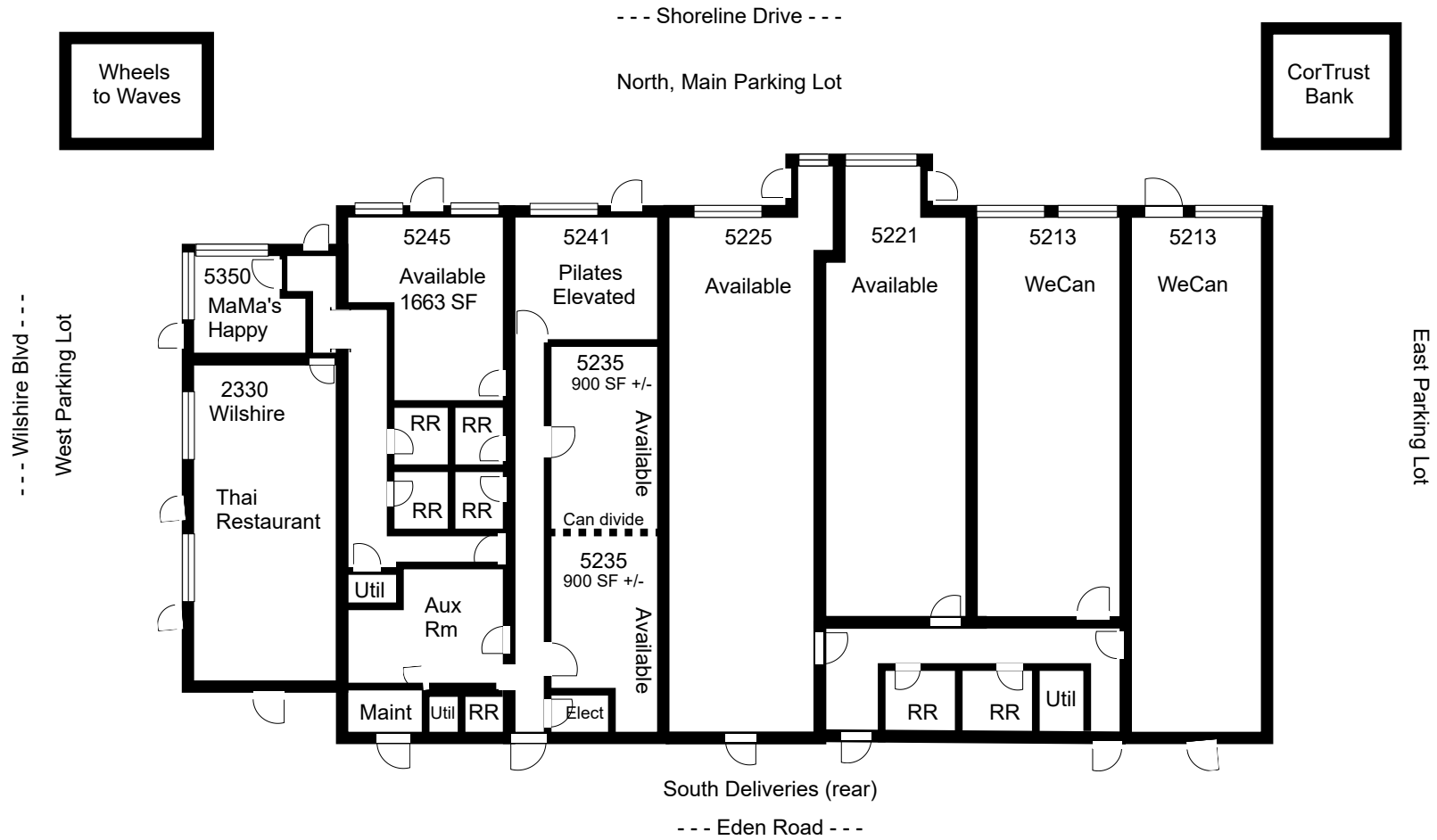


5/20/2024

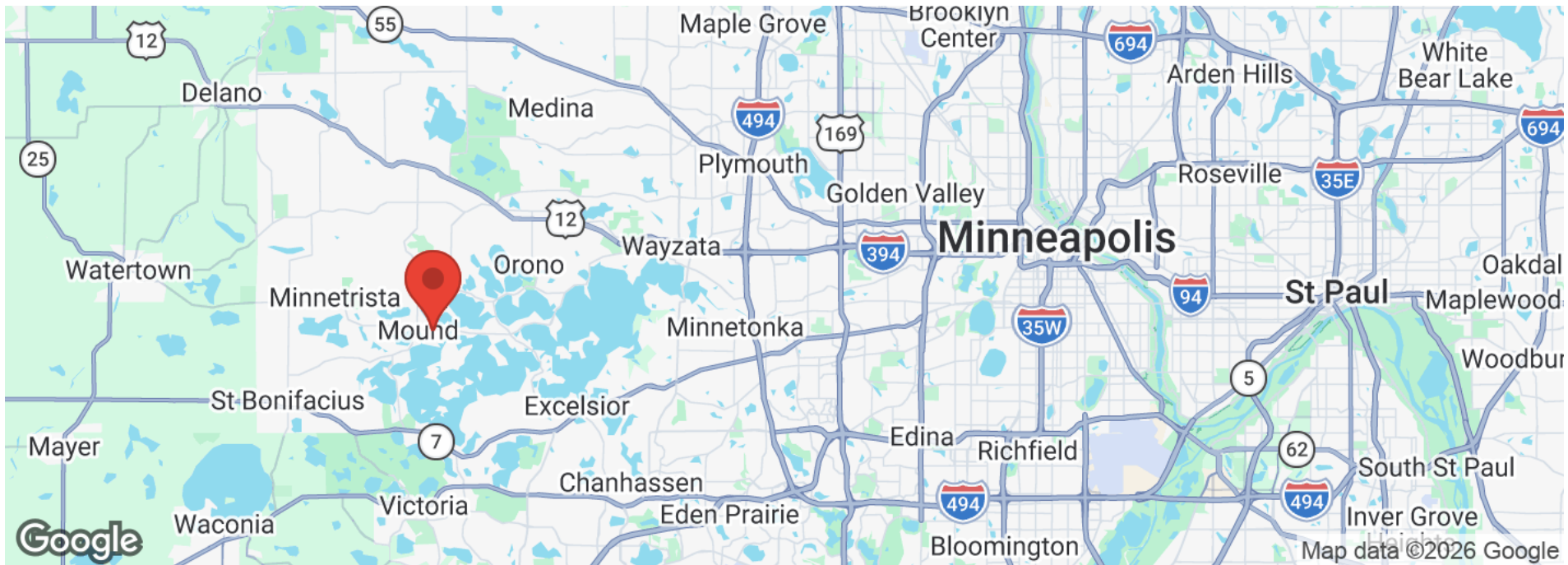
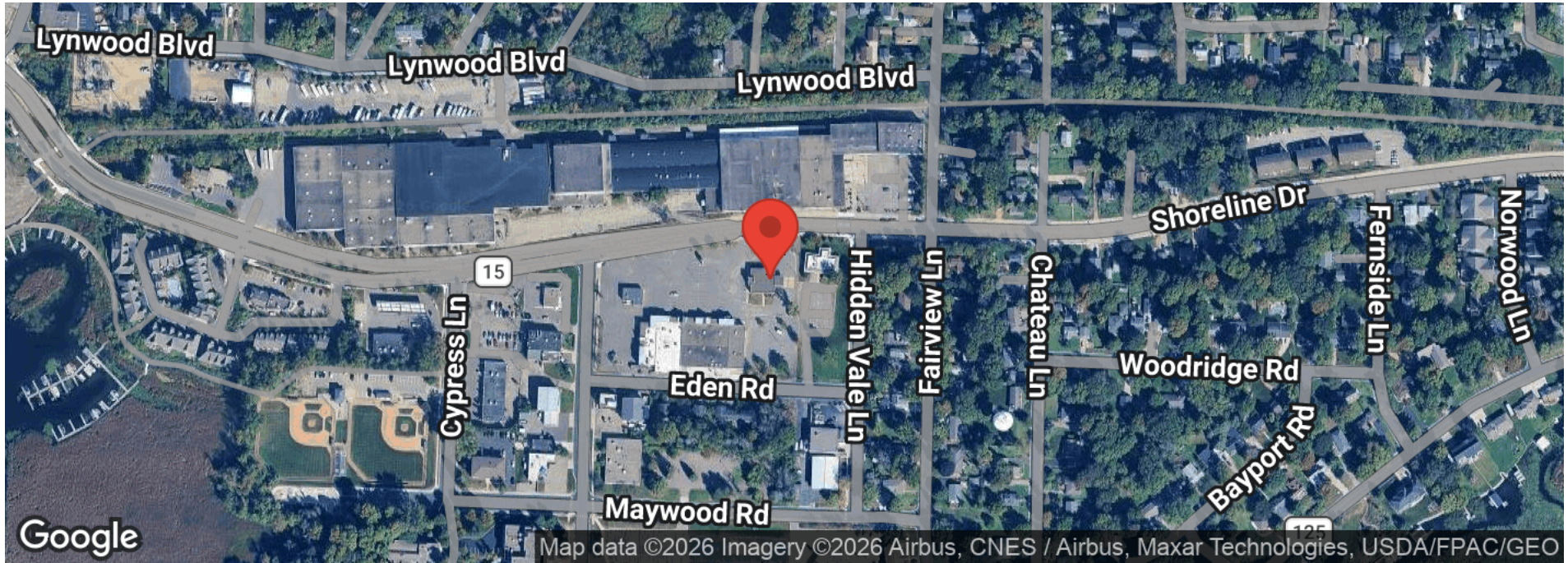
Suite 5245 and 5235 Floorplans



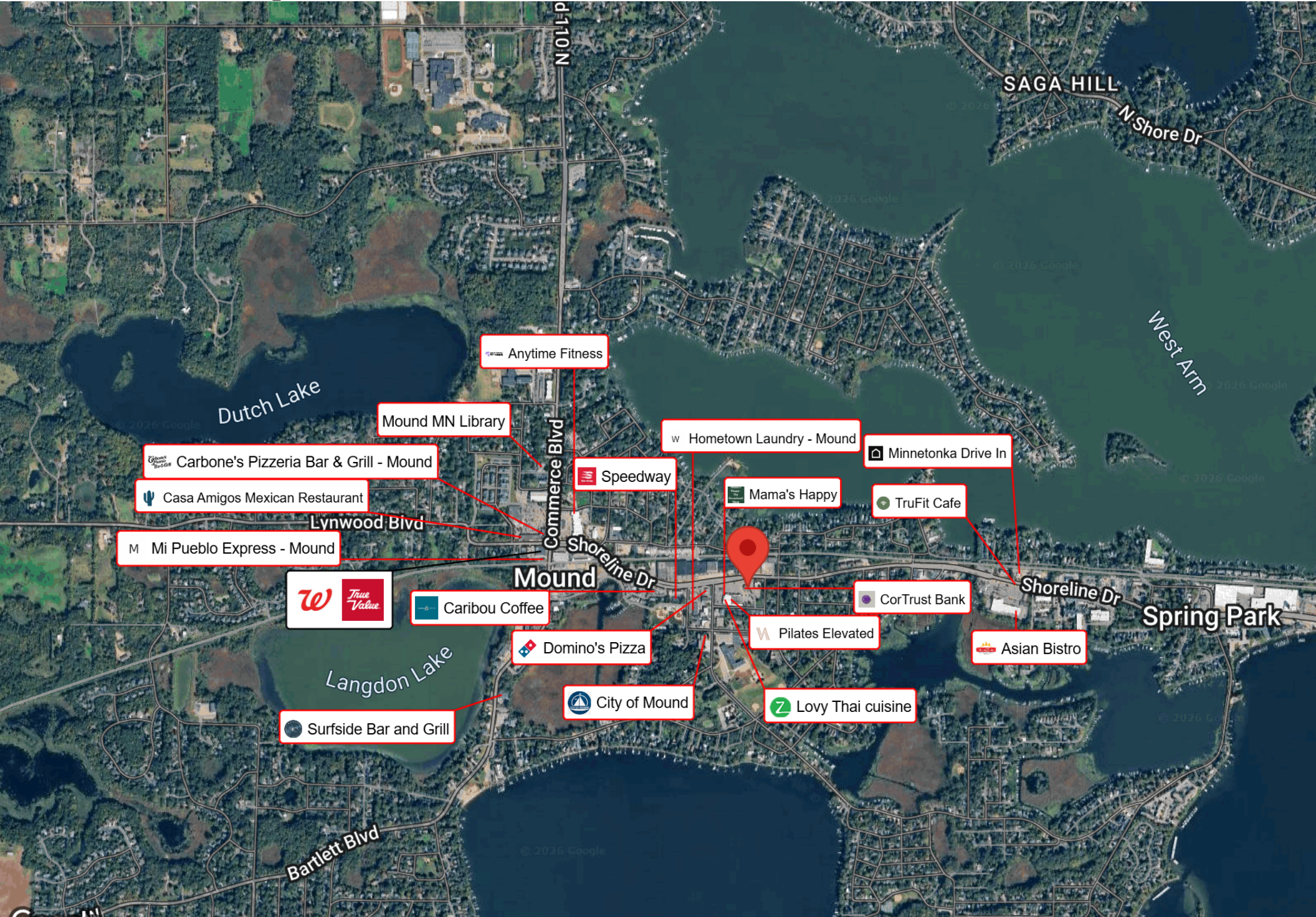
SITE PLAN



Location Maps



Business Map



Anytime Fitness

Mound MN Library

Carbone's Pizzeria Bar & Grill - Mound

Casa Amigos Mexican Restaurant

Lynwood Blvd

Mi Pueblo Express - Mound



Caribou Coffee

Mound

Domino's Pizza

City of Mound

Surfside Bar and Grill

Speedway

w Hometown Laundry - Mound

Mama's Happy

Minnetonka Drive In

TruFit Cafe

CorTrust Bank

Pilates Elevated

Lovy Thai cuisine

Asian Bistro

Spring Park

SAGA HILL

N Shore Dr

West Arm

N 110 P

Commerce Blvd

Shoreline Dr

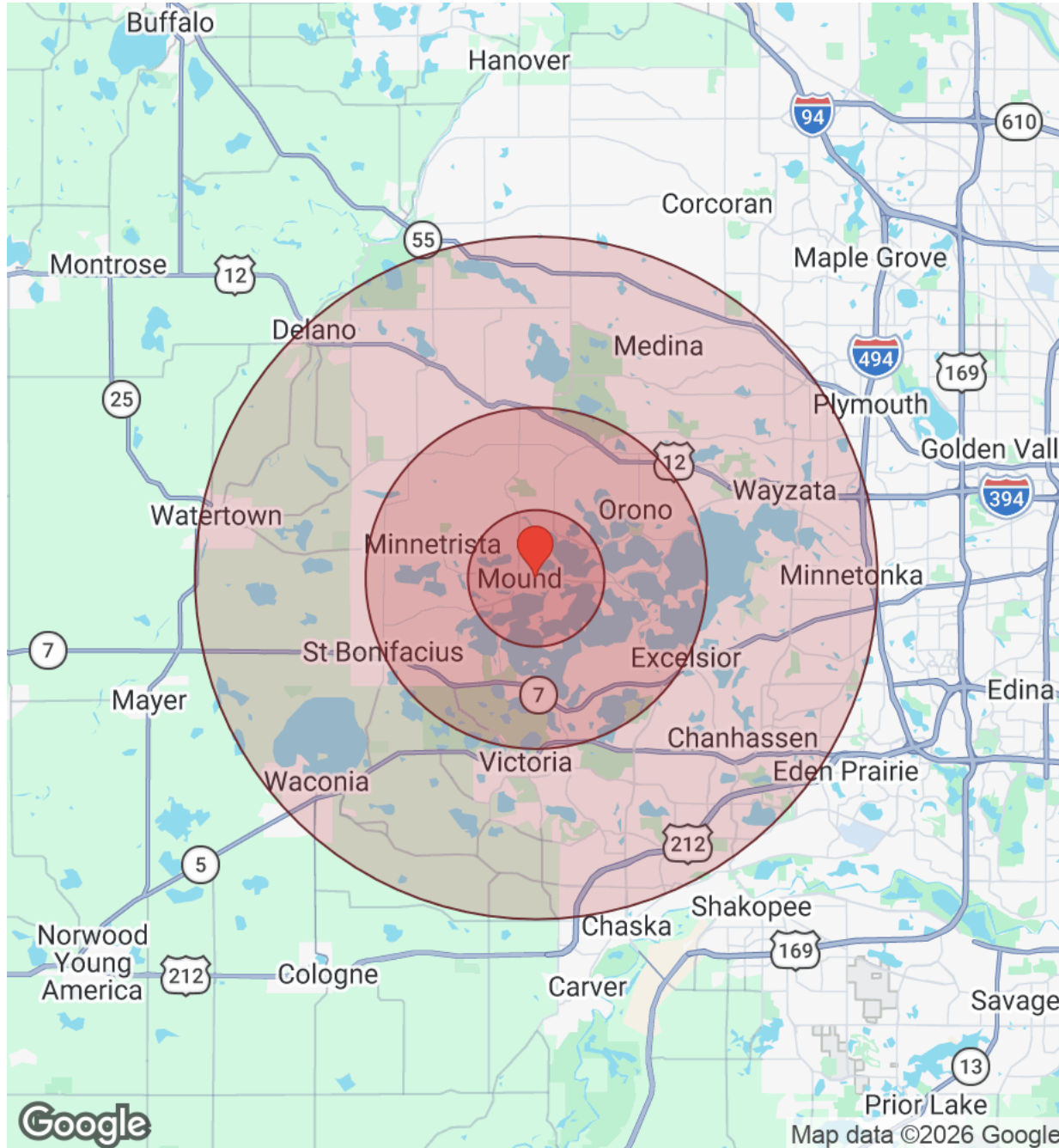
Shoreline Dr

Bartlett Blvd

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Demographics



Distance: ● 2Miles ● 5Miles ● 10Miles

Population	2 Miles	5 Miles	10 Miles
Male	7,640	20,701	105,343
Female	7,259	19,921	106,864
Total Population	14,899	40,622	212,207

Housing	2 Miles	5 Miles	10 Miles
Total Units	7,312	18,021	89,413
Occupied	6,569	16,329	82,886
Owner Occupied	4,847	13,423	66,893
Renter Occupied	1,722	2,906	15,993
Vacant	743	1,692	6,527

Age	2 Miles	5 Miles	10 Miles
Ages 0 - 14	2,311	6,982	39,657
Ages 15 - 24	1,338	4,146	23,211
Ages 25 - 54	5,293	13,967	75,661
Ages 55 - 64	2,507	6,728	31,134
Ages 65+	3,450	8,799	42,542

Income	2 Miles	5 Miles	10 Miles
Median	\$95,901	\$128,355	\$136,617
Under \$15k	486	815	3,186
\$15k - \$25k	484	748	2,675
\$25k - \$35k	254	481	2,892
\$35k - \$50k	521	903	4,551
\$50k - \$75k	685	1,426	7,354
\$75k - \$100k	1,022	2,079	9,398
\$100k - \$150k	869	2,751	14,939
\$150k - \$200k	697	1,903	11,582
Over \$200k	1,552	5,224	26,309

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