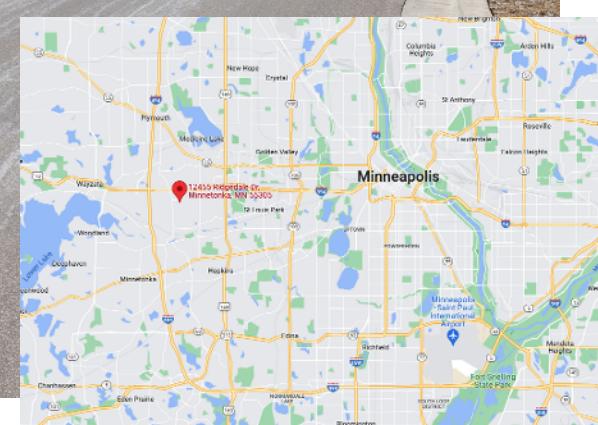


# FOR LEASE

1650 SF AND 3349 SF VACANCIES

CLASS A FINISHES

On site property management  
Across from Ridgedale regional mall



12455 RIDGEDALE DR, MINNETONKA, MN



RE/MAX RESULTS

## PROPERTY HIGHLIGHTS

- Well-appointed lobby
- Serene setting with pond views
- Adjacent to luxury apartment building
- Ideal for both medical and office users
- Steps from Ridgedale Mall and various restaurants/shopping



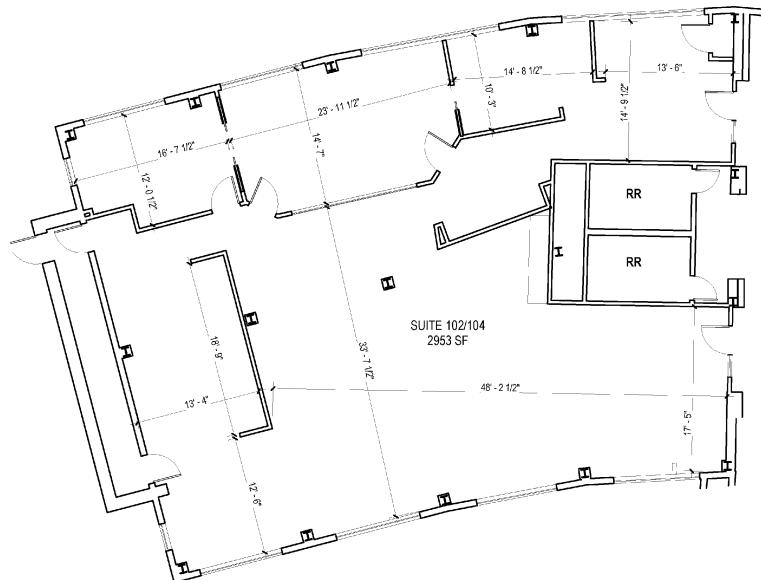
## BUILDING INFORMATION

<b>BUILDING SIZE</b>	13,611 square feet
<b>FLOORS</b>	2 stories
<b>YEAR BUILT</b>	1982
<b>LOCATION</b>	Off I 394, near I494 and Hwy 169
<b>LEASE RATE</b>	\$20.00 PSF
<b>CAM/TAXES</b>	\$15.00 PSF



12455 RIDGEDALE DR, MINNETONKA, MN

## FLOOR PLAN

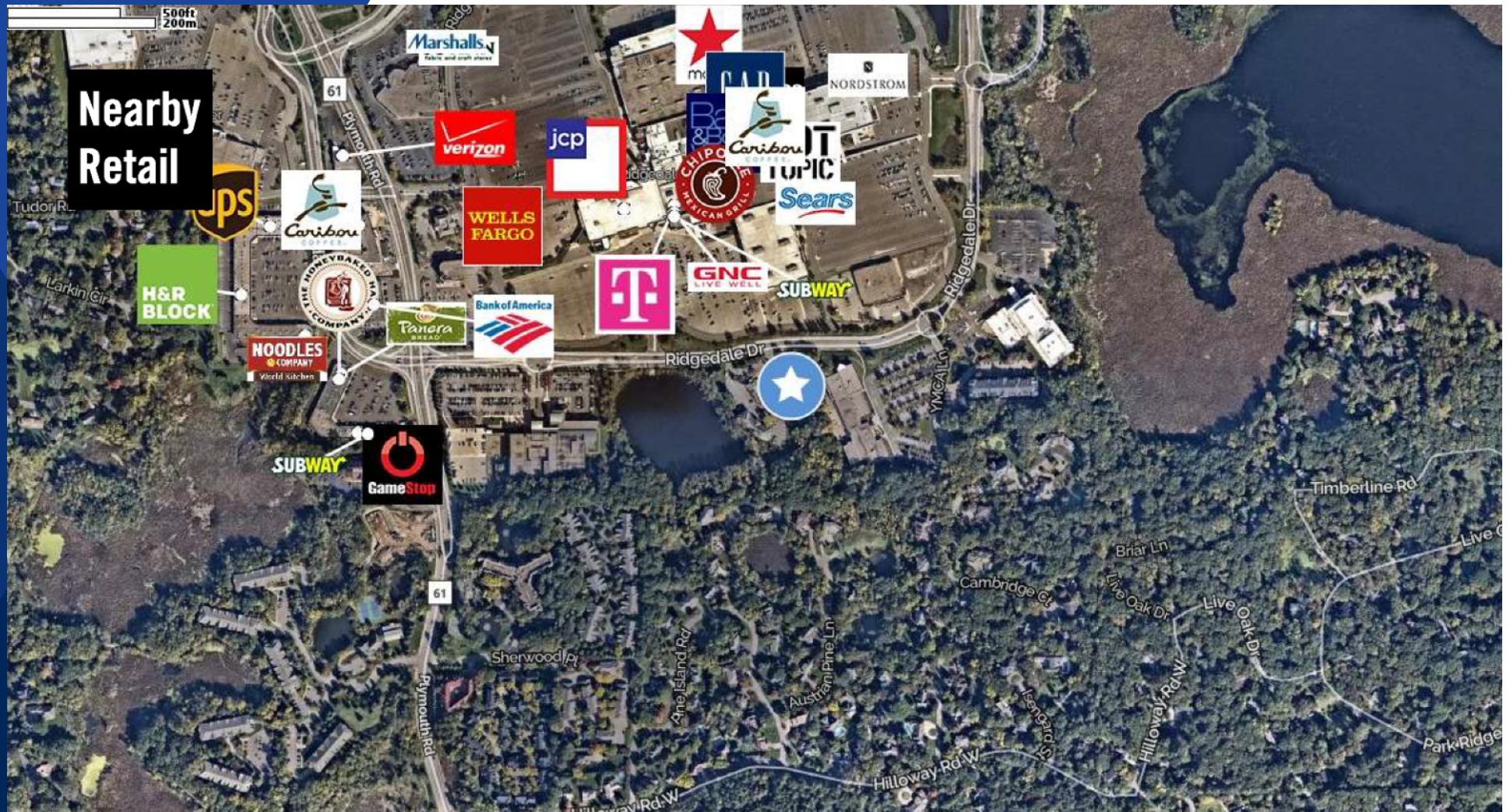


**SUITE 102/104**

1'0" = 1'0"



**SUITE 102/104: 3349 RSF**



## 12455 RIDGEDALE DR, MINNETONKA, MN

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 12455 Ridgedale Dr, Minnetonka, MN 55305

## CITY, STATE

**Minnetonka, MN**

## POPULATION

**117,497**

## AVG. HH SIZE

**2.24**

## MEDIAN HH INCOME

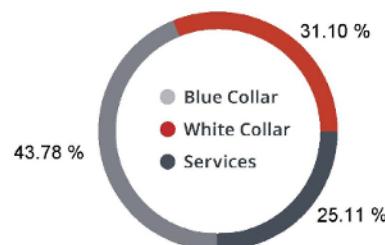
**\$76,564**

## HOME OWNERSHIP

Renters:  **20,038**

Owners:  **33,589**

## EMPLOYMENT



**56.49 %**

Employed

**1.46 %**

Unemployed

## EDUCATION

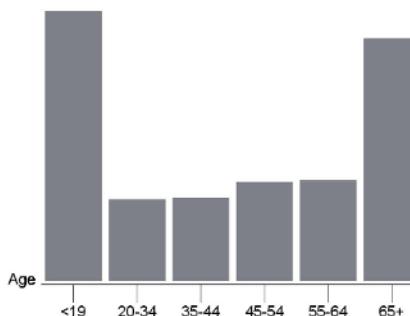
High School Grad:	<b>19.87 %</b>
Some College:	<b>23.93 %</b>
Associates:	<b>6.89 %</b>
Bachelors:	<b>46.77 %</b>

## GENDER & AGE

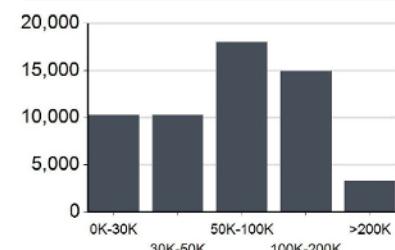
**48.40 %**



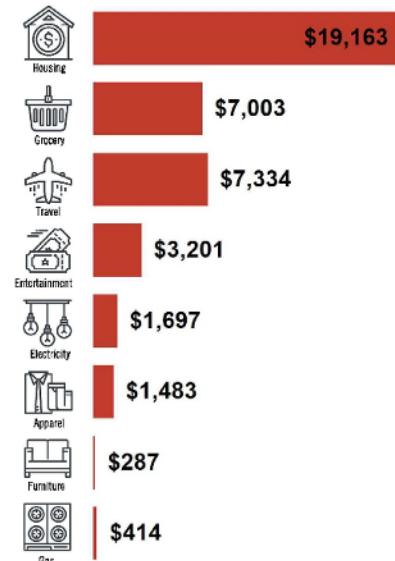
**51.60 %**



## INCOME BY HOUSEHOLD



## HH SPENDING



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**14450 BURNHAVEN DR, BURNSVILLE**

# CONTACT



**RE/MAX RESULTS**

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## TONY WEINSTINE

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