

FOR LEASE



811 VILLAGE WAY

Waconia ♦ MN 55387



- ♦ Total Building Size: 8,000 RSF
- ♦ Available Space: 1,500 -4,000 SF Build-to-Suit
- ♦ Net Rental Rates: Mid \$40s PSF
- ♦ B-1 Zoning allows for medical, office, retail, banks or other uses
- ♦ Traffic of 13,000 VPD on Hwy. 5
- ♦ Adjacent to Target and the new Twin Cities Orthopedics location
- ♦ Co-Tenant with Dental Group
- ♦ Delivery Q4 2026

FOR LEASE

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811 VILLAGE WAY ♦ FOR LEASE ♦ AERIAL
Waconia ♦ MN 55387



5,300 VPD

SITE

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Map showing various businesses and locations in Waconia, MN, with traffic volume data (vpd) for several roads.

Businesses and Locations:

- UPS
- Kwik Trip
- MidCountry Bank
- Caribou Coffee
- Crusher Fitness
- Carver County Self Storage
- Target
- Starbucks Coffee
- Twin Cities Orthopedics
- Ridgeview Medical Center
- Walgreens
- Waconia
- Subway
- DQ
- AlDi
- Culver's
- Holiday
- McDonald's
- Speedway
- Waconia

Traffic Volume Data (vpd):

- 13,000 vpd (Main St)
- 5,300 vpd (Road near Target)
- 2,150 vpd (Road near Carver County Self Storage)
- 7,700 vpd (Road near bottom right)
- 11,800 vpd (Road near bottom right)

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811 VILLAGE WAY ♦ FOR LEASE ♦ FLOOR PLAN
Waconia ♦ MN 55387



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DEMOGRAPHICS WACONIA, MINNESOTA

2 MILE RADIUS

11,403

POPULATION

\$100,973

MEDIAN HOUSEHOLD
INCOME

2.7

AVG. HOUSEHOLD
SIZE

716

TOTAL BUSINESSES

10,741

TOTAL EMPLOYEES

5 MILE RADIUS

24,016

POPULATION

\$108,229

MEDIAN HOUSEHOLD
INCOME

2.8

AVG. HOUSEHOLD
SIZE

927

TOTAL BUSINESSES

39,870

TOTAL EMPLOYEES

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