

OFFICE FOR LEASE

LAKEFRONT PLAZA

16154 MAIN AVENUE SOUTHEAST, PRIOR LAKE, MN 55372



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE OPTIONS:	<p>Option 1: 231 SF 2 Private Offices w/access to reception, conference room, bathroom, and kitchen - the two offices and shared common areas total 1,350 square feet</p> <p>Option 2: 110 SF (10' x 11' SF Office) w/access to reception, conference room, bathroom, and kitchen</p> <p>Option 3: 121 SF (11' x 11' SF Office) w/access to reception, conference room, bathroom, and kitchen</p>
TAX/CAM:	\$8.36 PSF
YEAR BUILT:	2003
CROSS STREETS:	Main Avenue SE and Eagle Creek Avenue SE
PARKING:	In Front, Surface Lot

PROPERTY OVERVIEW

Nicely appointed, move-in ready, street-level office space at Lakefront Plaza which is conveniently located off Hwy 13 and Eagle Creek Ave SE in Prior Lake. Ideal for any professional use with ample parking. Walk to downtown Prior Lake area shopping and dining!

Owner would like to retain his personal office space (121 SF) within the unit. We have set options available to reflect this

PROPERTY HIGHLIGHTS

- Nicely Appointed Street-level Office Space
- Parking at Your Front Door for Employees and Clients
- Monument and Building Signage
- Walking Distance to Area Retail and Dining



KW COMMERCIAL MIDWEST | AMK
14665 Galaxie Ave Suite 350
Apple Valley, MN 55124



Each Office Independently Owned and Operated

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FLOOR PLAN

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Option 1: 231 SF

2 Private offices w/access to reception, conference room, bathroom, and breakroom - the two offices and shared common areas total 1,350 square feet

Option 2: 110 SF

(10' x 11' SF Office)

w/access to reception, conference room, bathroom, and breakroom

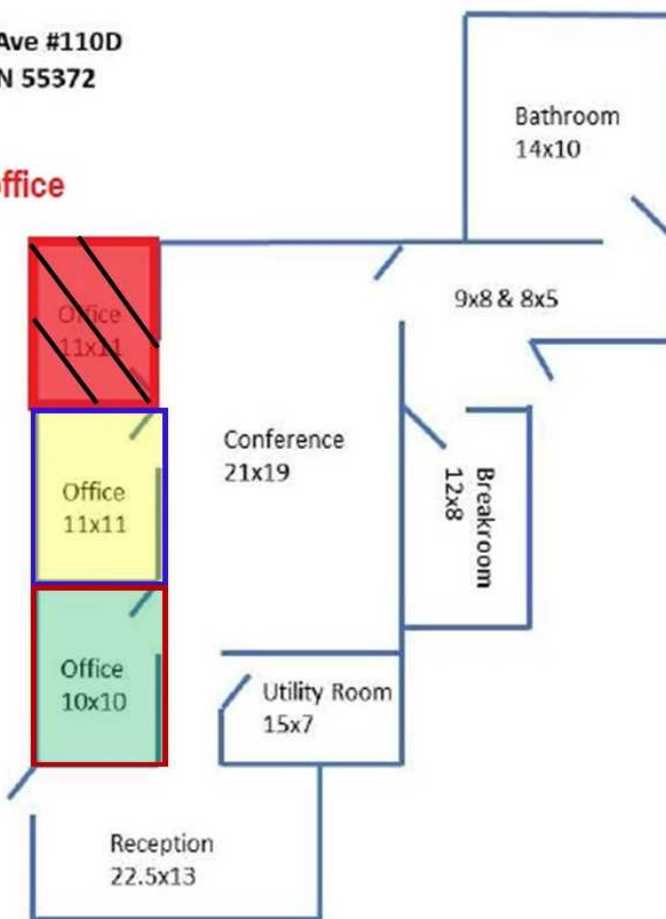
Option 3: 121 SF

(11' x 11' SF Office)

w/access to reception, conference room, bathroom, and breakroom

16154 Main Ave #110D
Prior Lake MN 55372

owner office



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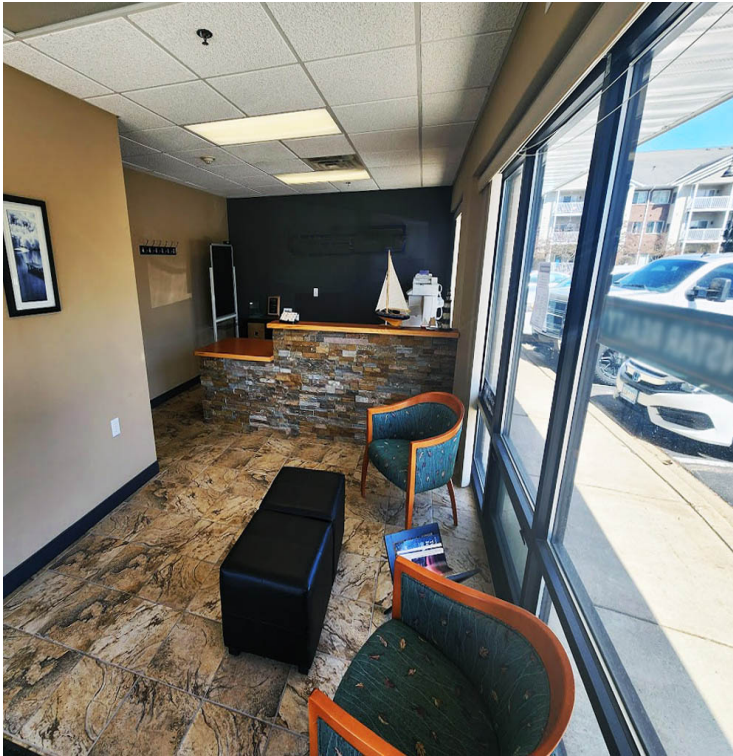
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PHOTOS

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SUITE 110 D: 1,350 SF)

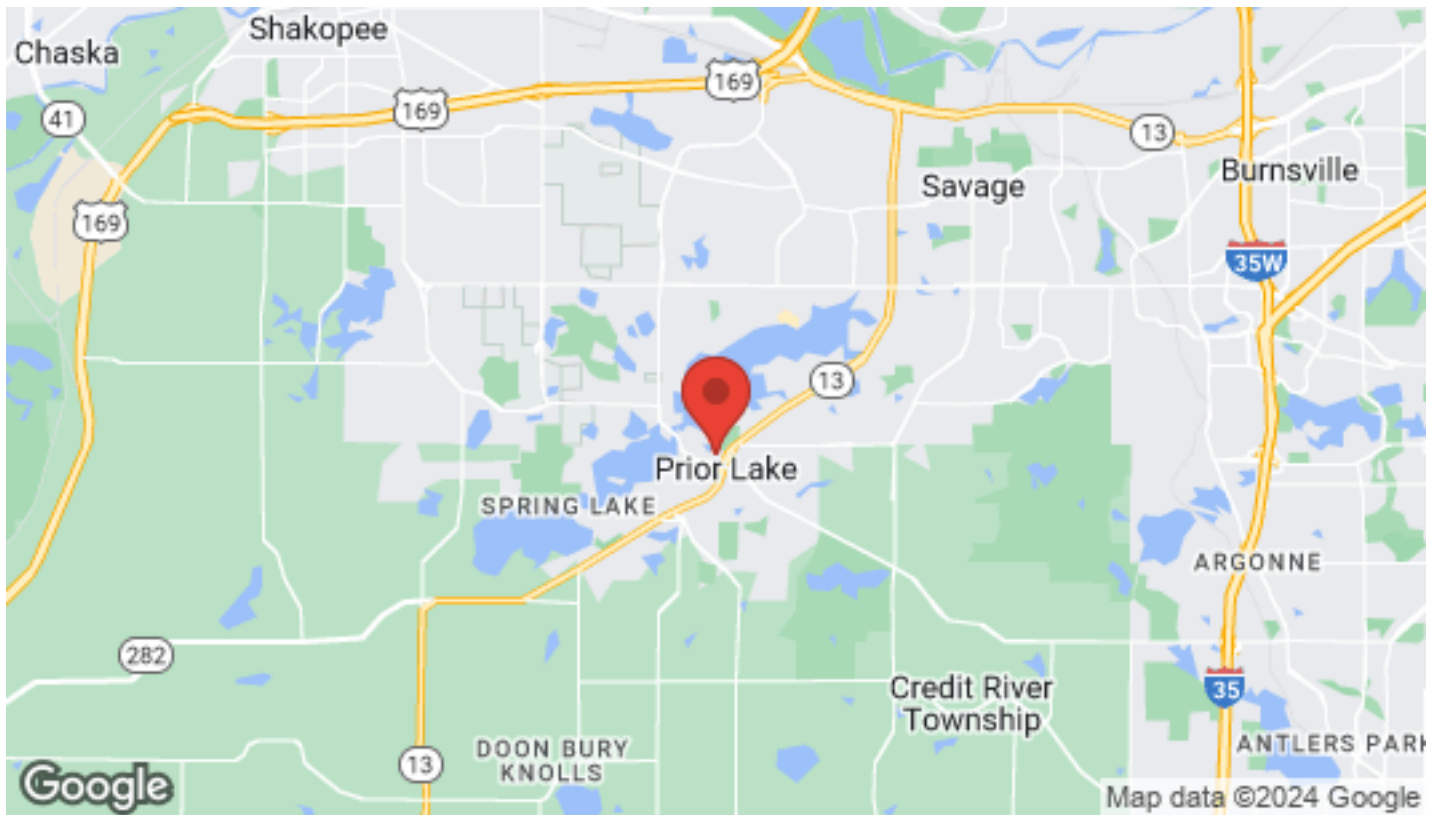


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LOCATION MAPS

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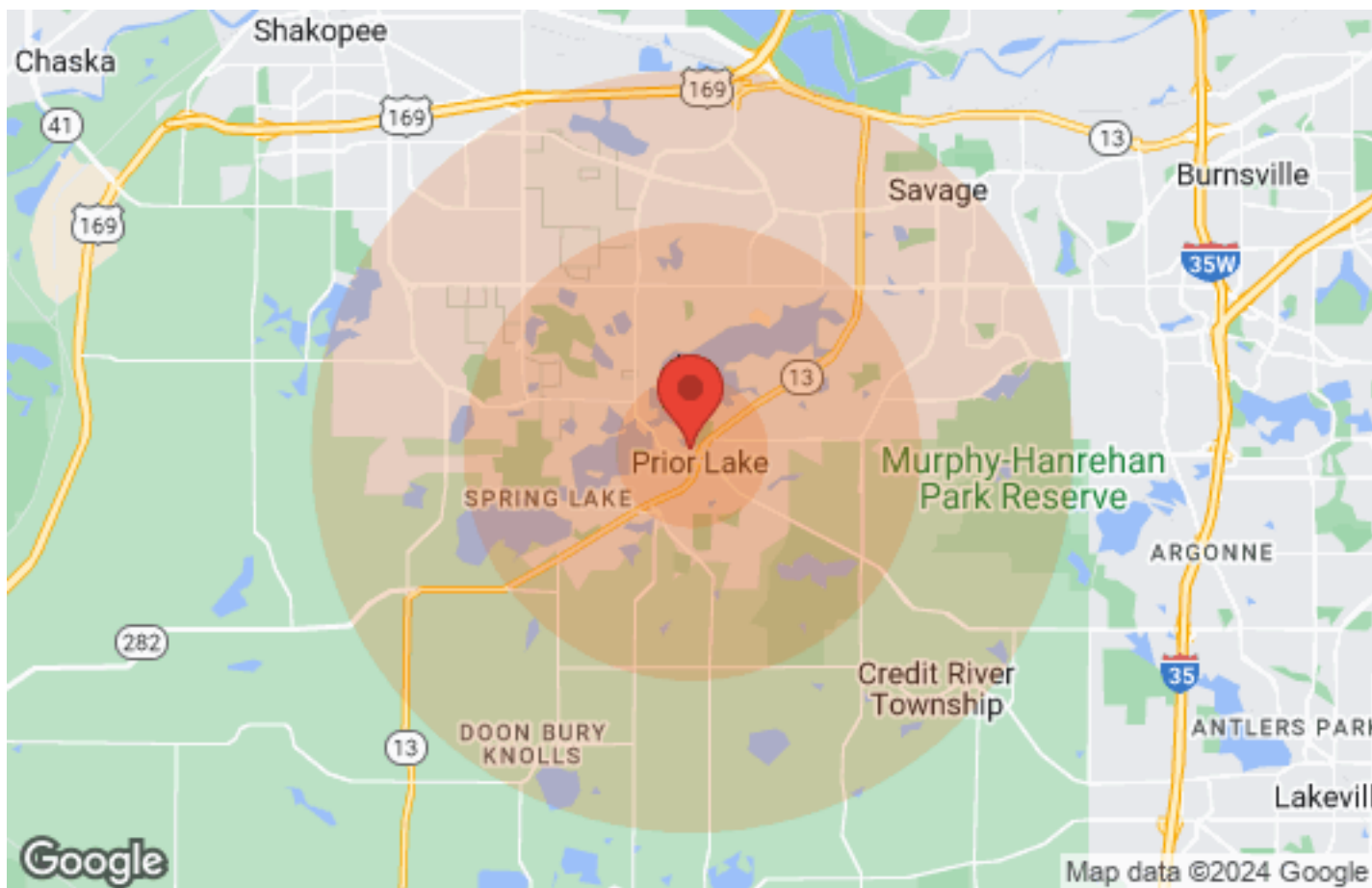
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DEMOGRAPHICS

16154 MAIN AVENUE SOUTHEAST, PRIOR LAKE, MN 55372



Population	1 Mile	3 Miles	5 Miles
Male	2,440	14,445	38,124
Female	2,372	14,348	38,059
Total Population	4,812	28,793	76,183

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	948	6,578	18,937
Ages 15-24	601	3,985	11,311
Ages 25-54	1,920	10,890	29,228
Ages 55-64	638	3,774	8,908
Ages 65+	705	3,566	7,799

Income	1 Mile	3 Miles	5 Miles
Median	\$89,206	\$90,678	\$95,598
< \$15,000	125	391	582
\$15,000-\$24,999	63	491	735
\$25,000-\$34,999	137	664	1,104
\$35,000-\$49,999	279	1,125	2,240
\$50,000-\$74,999	311	1,771	4,547
\$75,000-\$99,999	286	1,778	4,617
\$100,000-\$149,999	273	2,577	6,675
\$150,000-\$199,999	317	1,153	3,485
> \$200,000	118	877	2,180

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,091	11,109	26,374
Occupied	1,971	10,538	25,305
Owner Occupied	1,625	8,875	22,535
Renter Occupied	346	1,663	2,770
Vacant	120	571	1,069

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