

# OFFICE FOR LEASE IN DOWNTOWN PRIOR LAKE

4769 DAKOTA STREET SOUTHEAST, PRIOR LAKE, MN 55372



## OFFERING SUMMARY

<b>AVAILABLE:</b>	658 SF Second Floor Office Space
<b>LEASE RATE:</b>	\$19.00 PSF Gross Tenant responsible for their own interior office cleaning and internet/phone service.
<b>YEAR BUILT:</b>	1955
<b>PARKING:</b>	On and Off-street

## PROPERTY OVERVIEW

Second floor office space for lease located in the heart of historic downtown Prior Lake just one block west of Hwy 13. This location caters well to clients and staff.

Neighboring businesses include Prior Lake Chamber of Commerce, Edelweiss Bakery and Wine Bar, Boathouse Brothers Brewing, Laker Outfitters, and many more!

## PROPERTY HIGHLIGHTS

- One Private Office and Open/Collaborative Area
- Updated LED Lighting



**KW COMMERCIAL MIDWEST | AMK**  
14665 Galaxie Ave Suite 350  
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# SUITE 5 FLOOR PLAN

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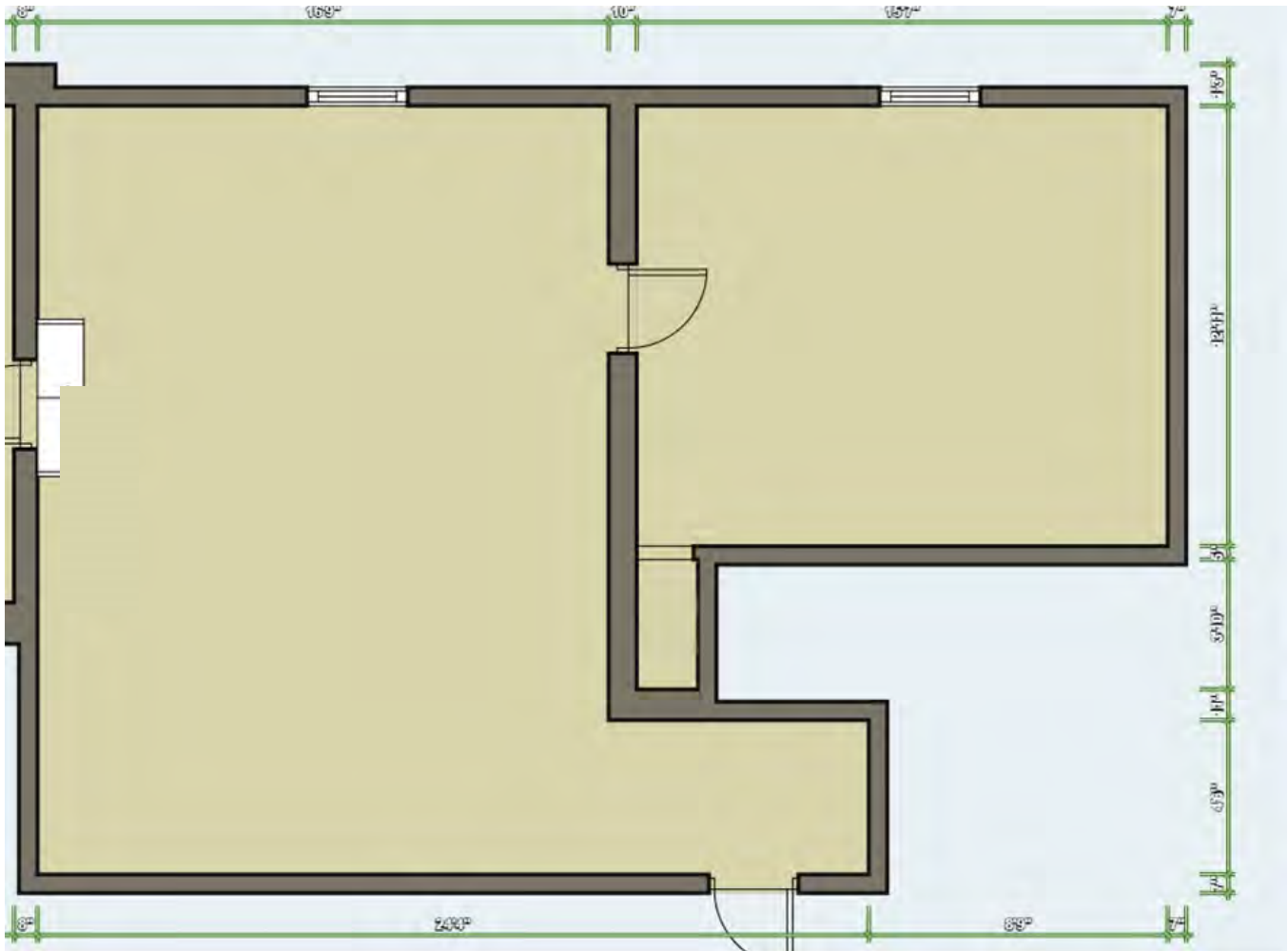


Approximately 658 SF

**\$19.00 PSF GROSS**

Tenant responsible for their own internet/phone and cleaning interior of their office.

Landlord responsible for common areas and restrooms.



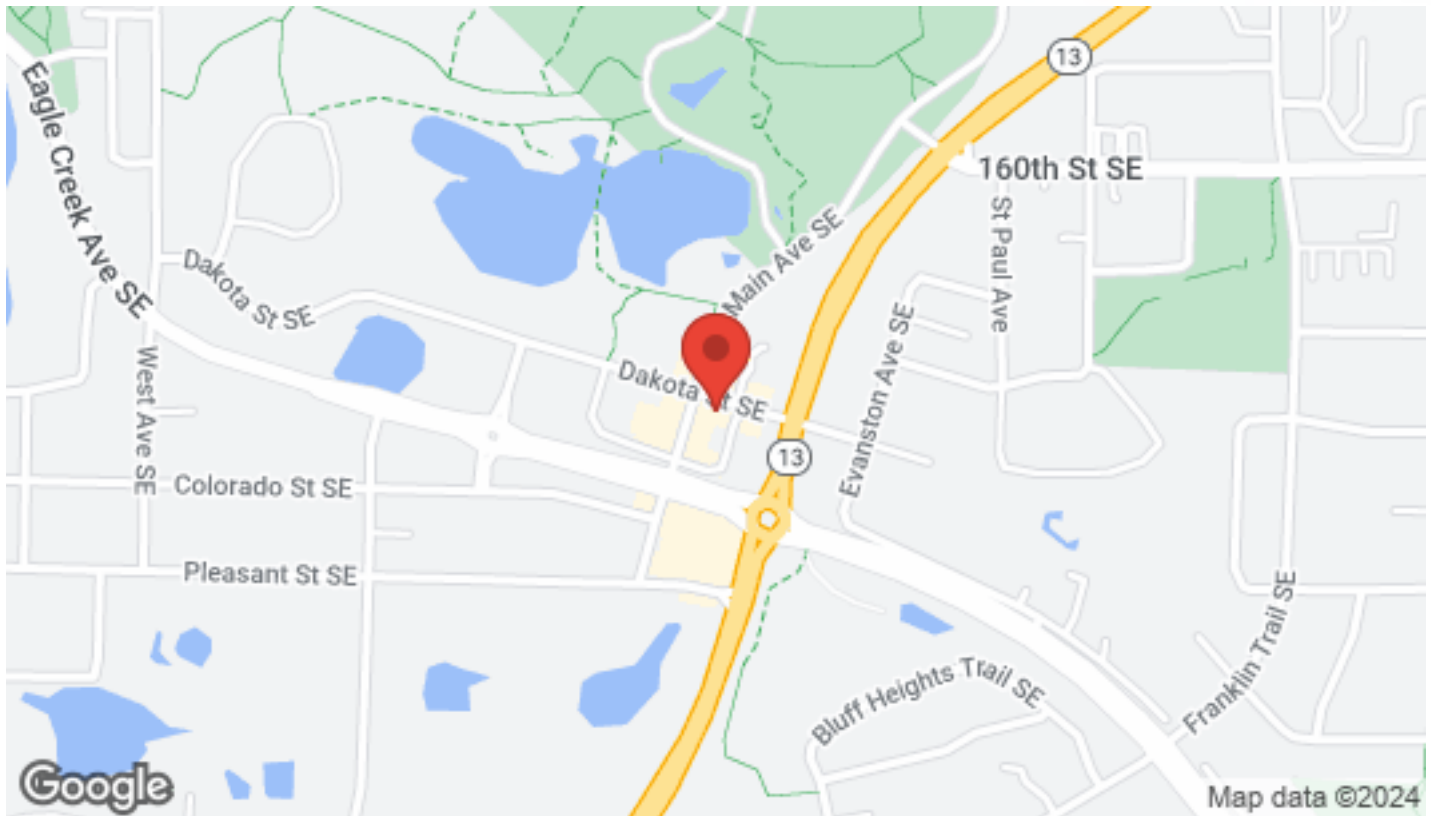
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# LOCATION MAPS

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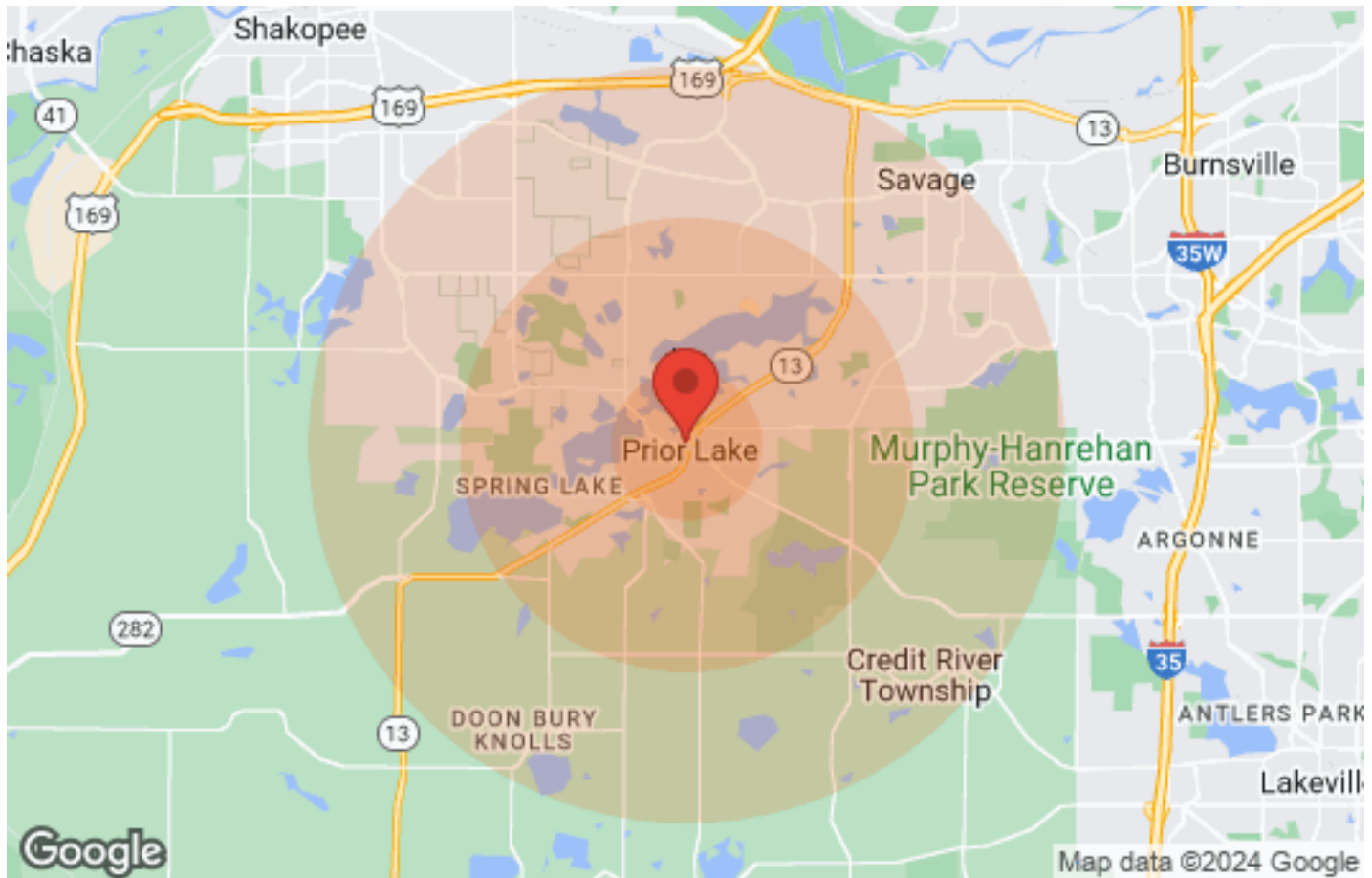
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# DEMOGRAPHICS

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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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