

RETAIL SPACE FOR LEASE

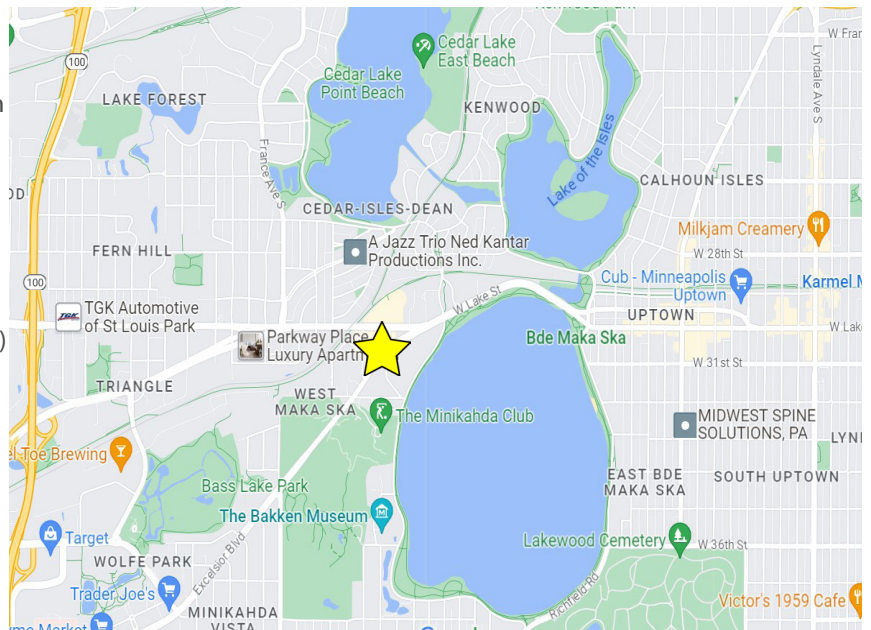


Bde Maka Ska Area Retail

3100 Excelsior Boulevard, Minneapolis, MN 55416

BUILDING HIGHLIGHTS

- Three tenant retail center located in the vibrant Chain of Lakes neighborhood of Minneapolis, across from Bde Maka Ska Lake
- 1,214 RSF of inline retail space available now
- Retail co-tenants are SportClips and My Burger
- Competitive gross lease rate includes existing former Yogurt Lab fixtures and equipment (list upon request)
- Private, signed surface parking lot surrounds the center with easy access from Excelsior Blvd
- Busy location across from Bde Maka Ska Lake, near parking lots and trails and minutes from West Lake Quarter apartment redevelopment
- Nearby businesses include: Whole Foods, Wakame Sushi, Chipotle, Noodles & Company, Caribou Coffee, City Paws Pet Club and MGM Wine & Spirits



**Schafer
Richardson®**

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Building Address	3100 Excelsior Boulevard Minneapolis, MN 55416
Availability	Suite 102 - 1,214 RSF
Monthly Lease Rate (Yr 1)	\$5,500 Gross (includes operating expenses)
Parking	Private, shared (signed) parking lot
Signage	Tenant may place signage on exterior of Premises in accordance with all building and city regulations
Traffic Counts*	16,095 VPD on Excelsior Boulevard 3,793 VPD on Market Plaza

*Source: MNDOT 2021

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,214	88,084	268,143
Median HH Income	\$78,955	\$78,773	\$66,826
Total Households	6,529	53,749	133,611

*Source: Catylist Research

Area Highlights

Located in the vibrant Chain of Lakes neighborhood, this 1,200 SF storefront space is now available in a high-traffic, small retail center also featuring SportClips and My Burger.

The available retail bay was a former Yogurt Lab and boasts a private/shared parking lot and outdoor patio seating.

This excellent retail/recreation area located across from Bde Maka Ska, the largest lake in Minneapolis, is within walking distance of many housing units, and walkability.



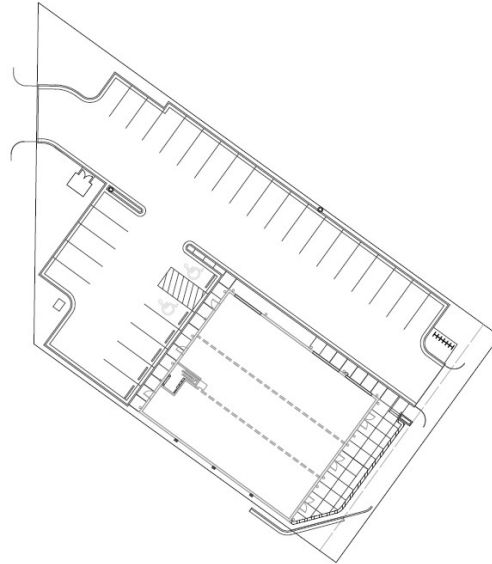
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Site Plan - 3100 Excelsior Boulevard



Floor Plan - Suite 102

