

RETAIL FOR LEASE

EGRET PLAZA

2330 CLOUD DRIVE NORTHEAST, BLAINE, MN 55449



1800 SF RETAIL/OFFICE SPACE FOR LEASE

KW COMMERCIAL - MINNETONKA, MN

13100 Wayzata Blvd.
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

DAN BOSCHWITZ

Associate

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EXECUTIVE SUMMARY

2330 CLOUD DRIVE NORTHEAST



OFFERING SUMMARY

AVAILABLE SF: 1800 SF

LEASE RATE: Base Rent: \$18.00/SF NNN
CAM/Taxes: \$7.70/SF

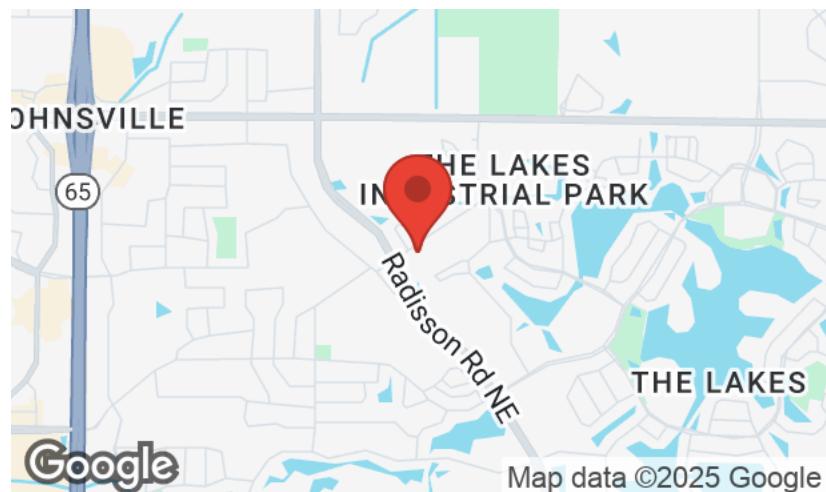
PARKING: 62 parking spaces

PARKING RATIO: 5:1000 SF ratio

ZONING: B-2 Community Commercial

PROPERTY HIGHLIGHTS

- Retail/office space available in a neighborhood center at signalized intersection; current build out general office
- Co-Tenants: Rocky's Asian Bistro & BBQ, Martinizing Dry Cleaning, G-Will Liquors, Speedway
- Monument signage available along Radisson Rd
- Local ownership and management
- Located in the heart of Blaine, dense daytime population
- Near Tournament Player's Club and The Lakes luxury home development
- Blaine is a rapidly developing suburb 20 minutes from Minneapolis
- Surrounding community includes Blaine National Sports Center and TPC Twin Cities Golf Course



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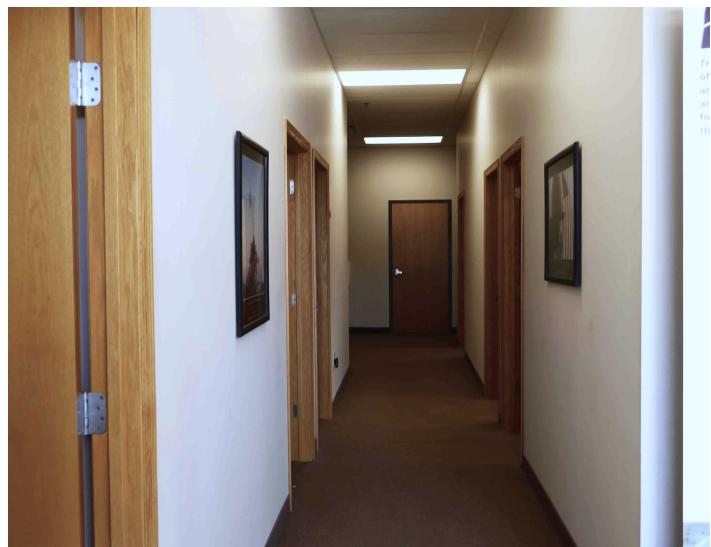
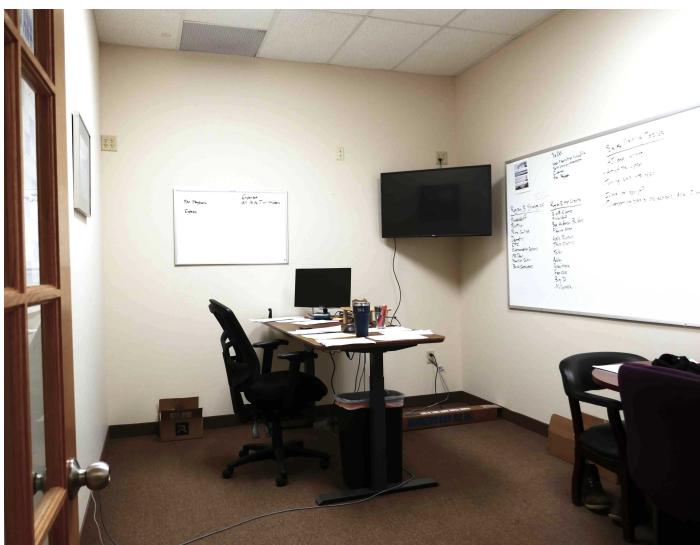
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PROPERTY PHOTOS

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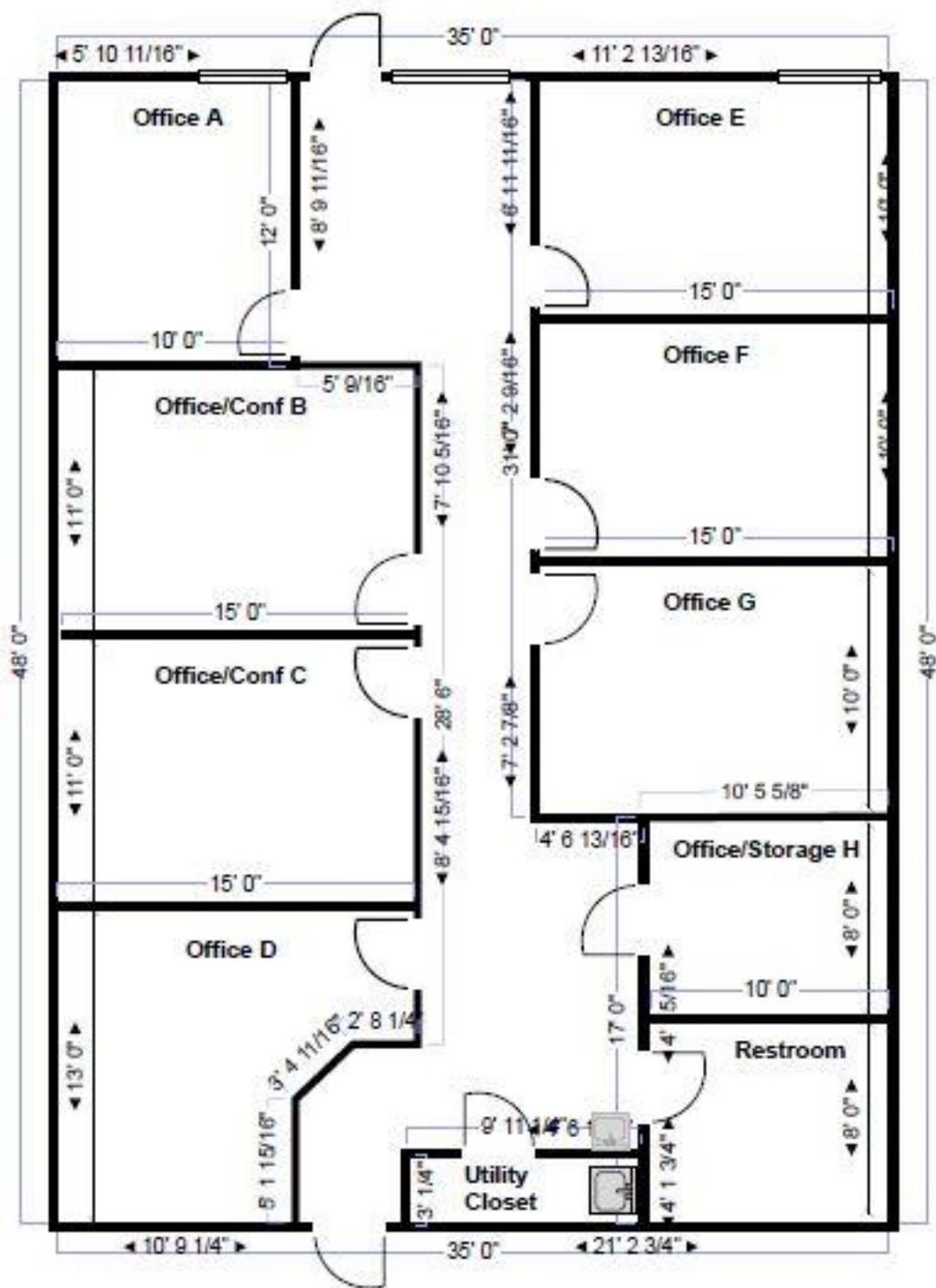
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FLOOR PLAN: 1800 SF

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SUITE 121



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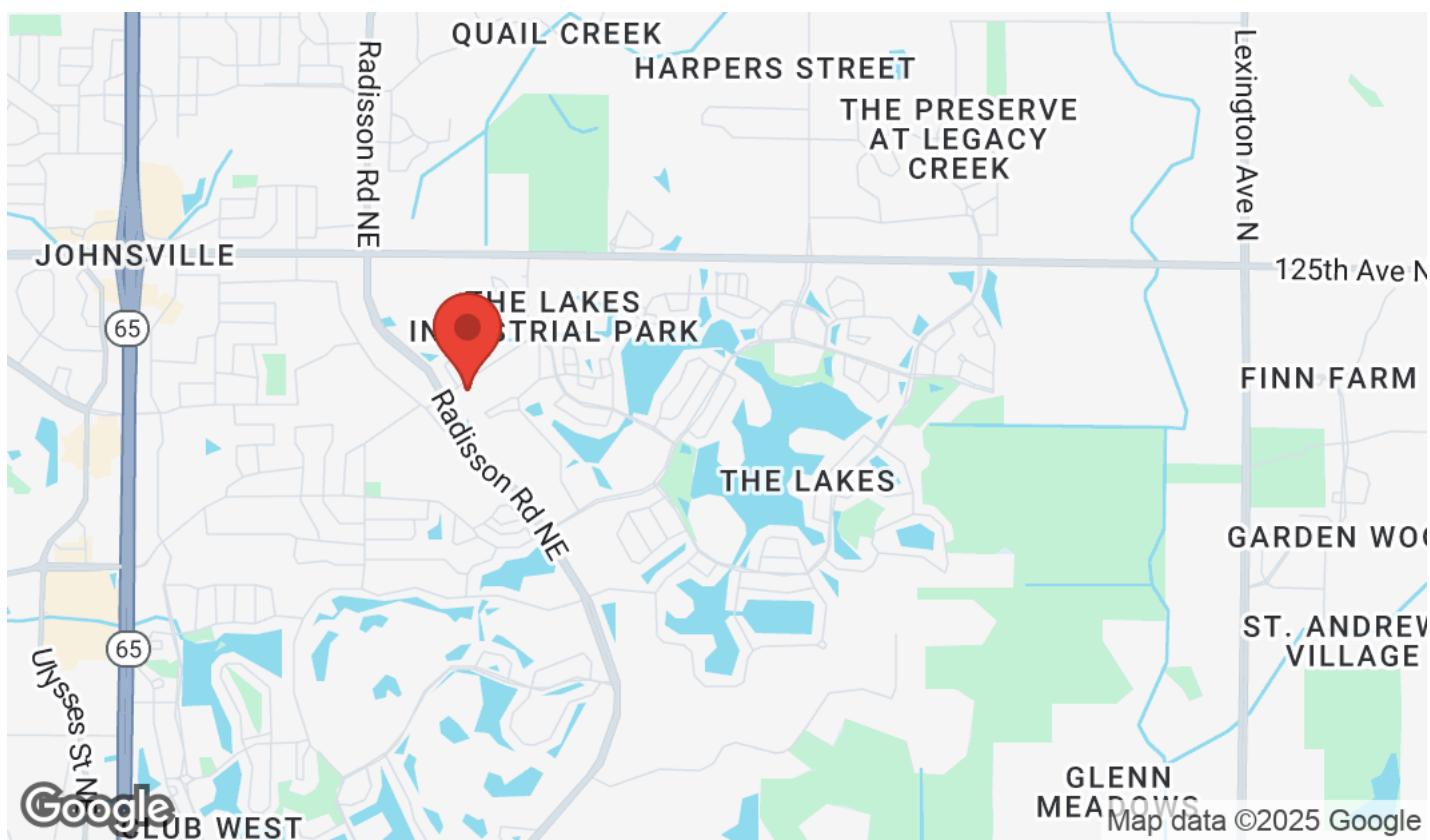
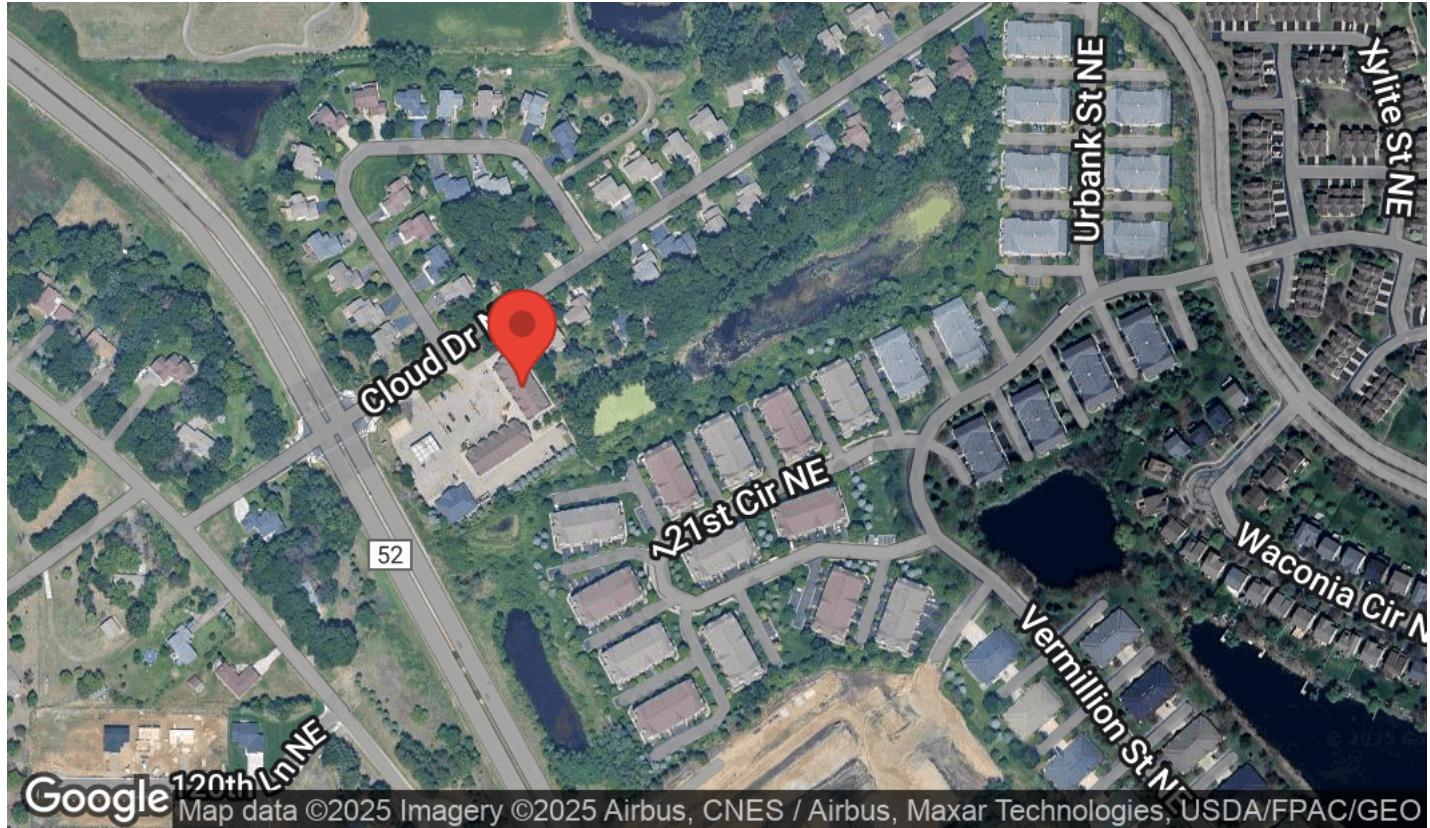
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LOCATION MAPS

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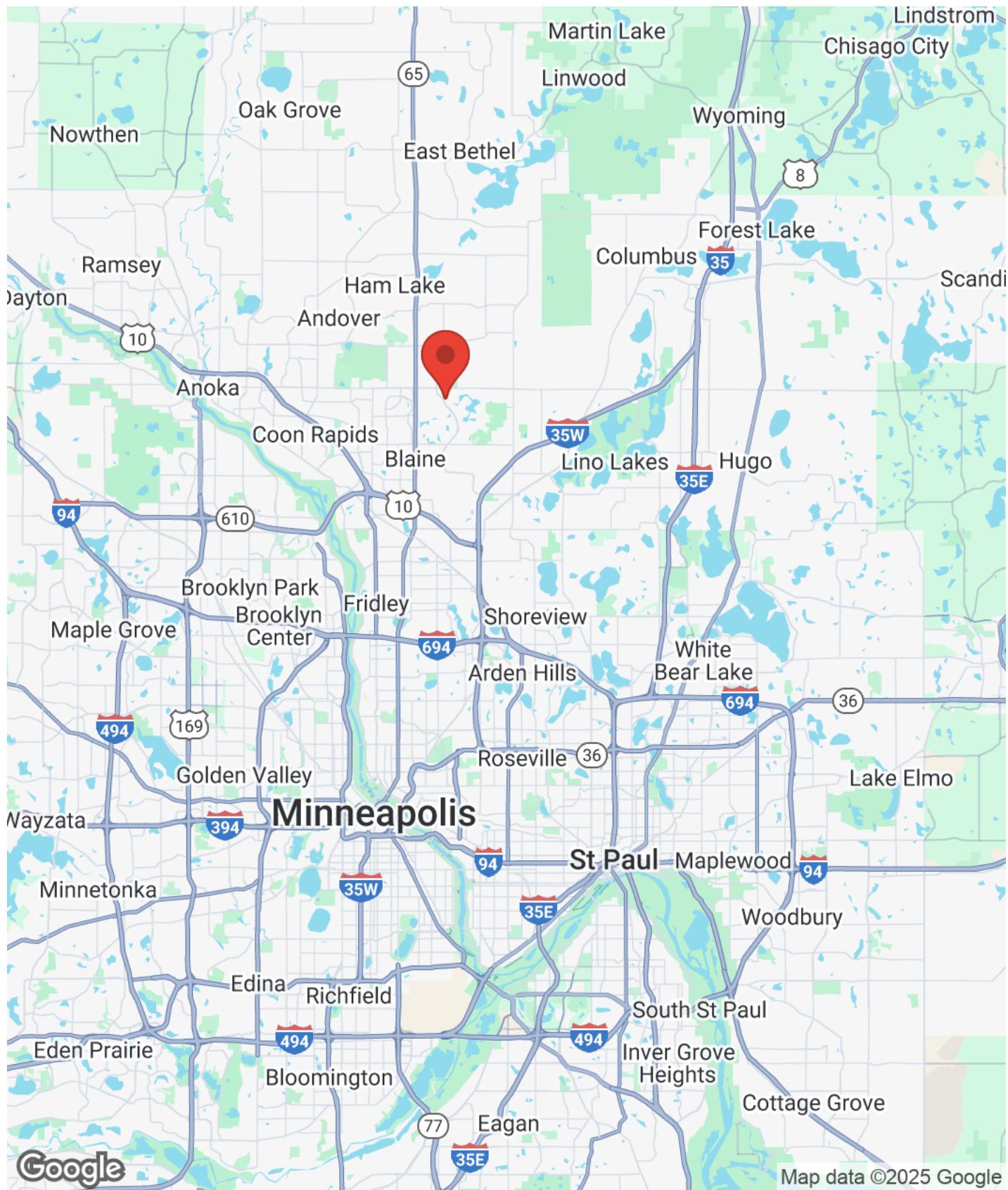
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REGIONAL MAP

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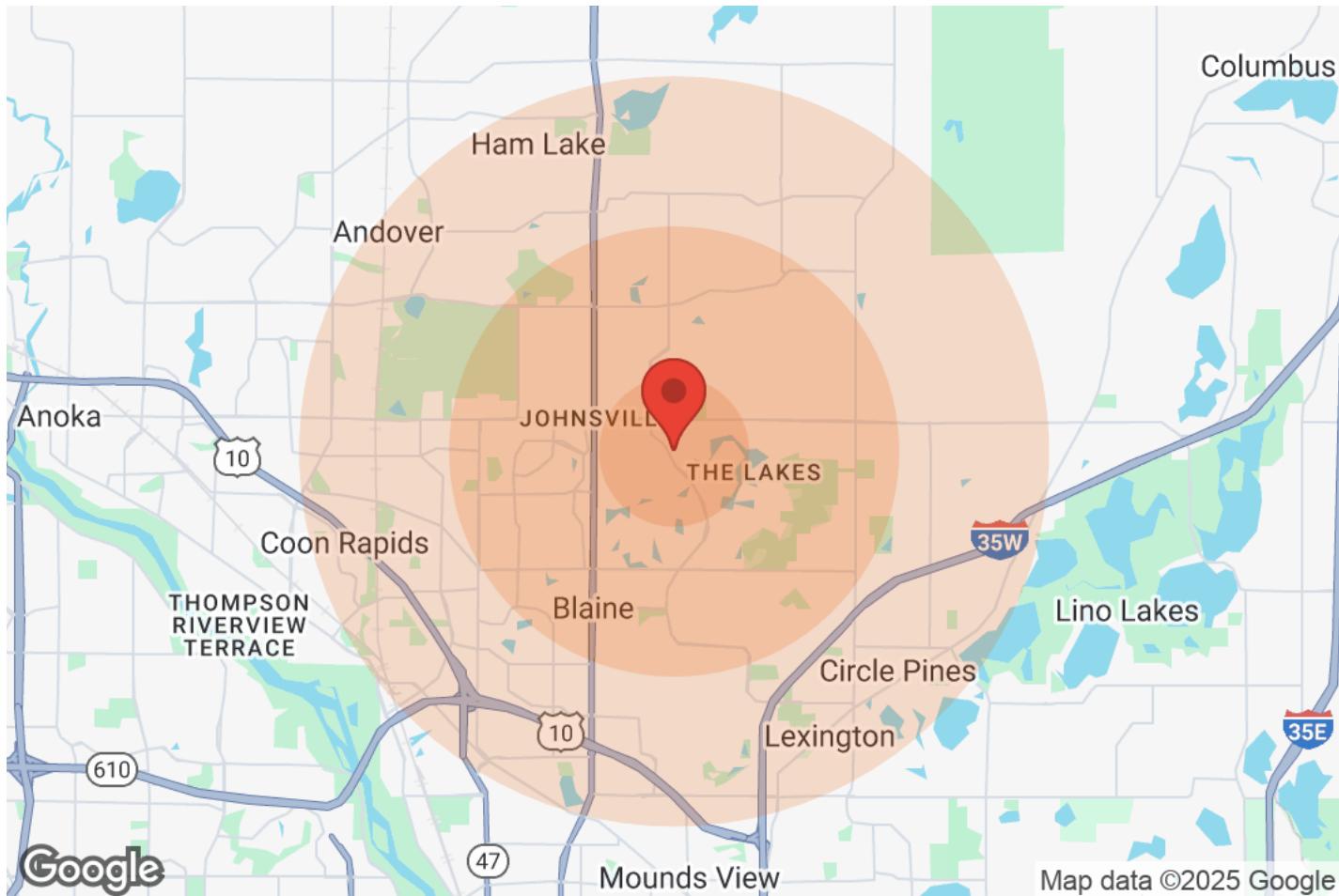


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DEMOGRAPHICS

2330 CLOUD DRIVE NORTHEAST



| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Male | 5,051 | 23,466 | 63,869 |
| Female | 5,313 | 23,287 | 62,553 |
| Total Population | 10,364 | 46,753 | 126,422 |
| Age | | | |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 2,226 | 9,800 | 25,557 |
| Ages 15-24 | 1,694 | 7,105 | 18,560 |
| Ages 25-54 | 4,065 | 18,205 | 51,221 |
| Ages 55-64 | 1,333 | 6,110 | 15,948 |
| Ages 65+ | 1,046 | 5,533 | 15,136 |
| Income | | | |
| Income | 1 Mile | 3 Miles | 5 Miles |
| Median | \$90,303 | \$86,392 | \$71,263 |
| < \$15,000 | 166 | 571 | 2,354 |
| \$15,000-\$24,999 | 107 | 689 | 2,608 |
| \$25,000-\$34,999 | 187 | 948 | 3,139 |
| \$35,000-\$49,999 | 241 | 1,726 | 5,126 |
| \$50,000-\$74,999 | 881 | 3,598 | 10,257 |
| \$75,000-\$99,999 | 729 | 3,182 | 8,383 |
| \$100,000-\$149,999 | 978 | 3,771 | 9,323 |
| \$150,000-\$199,999 | 224 | 1,296 | 2,764 |
| > \$200,000 | 270 | 938 | 1,740 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,722 | 17,184 | 47,497 |
| Occupied | 3,496 | 16,490 | 45,700 |
| Owner Occupied | 3,071 | 14,667 | 39,198 |
| Renter Occupied | 425 | 1,823 | 6,502 |
| Vacant | 226 | 694 | 1,797 |

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