

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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40358686, Minnesota

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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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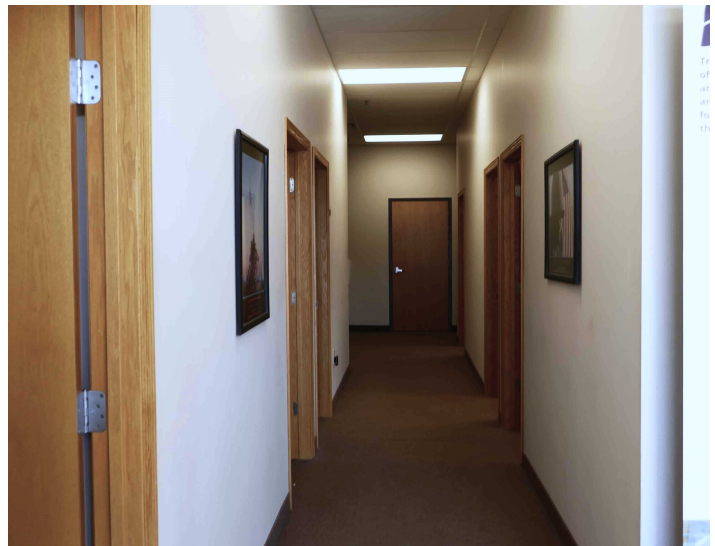


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PROPERTY PHOTOS

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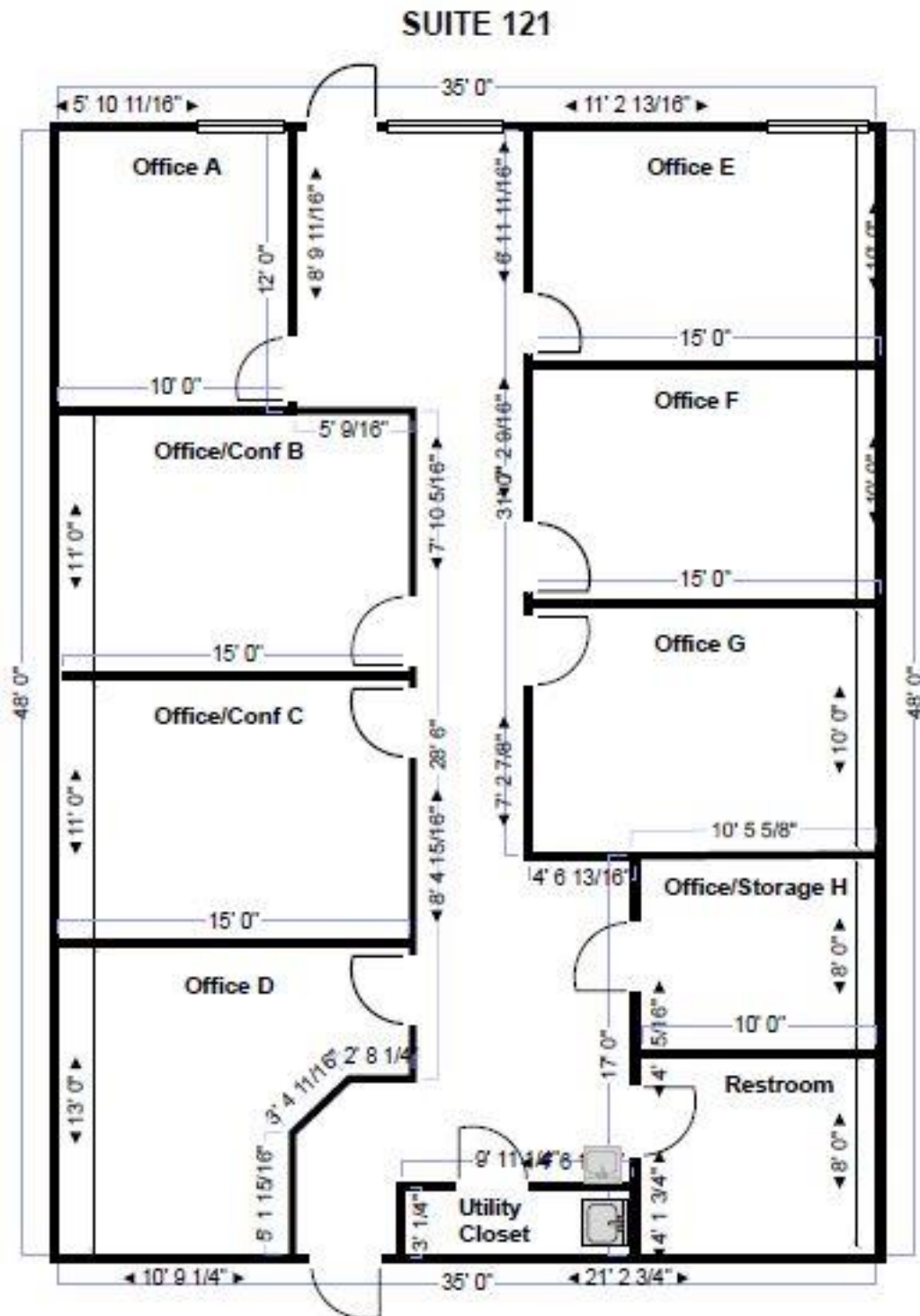


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FLOOR PLAN: 1800 SF

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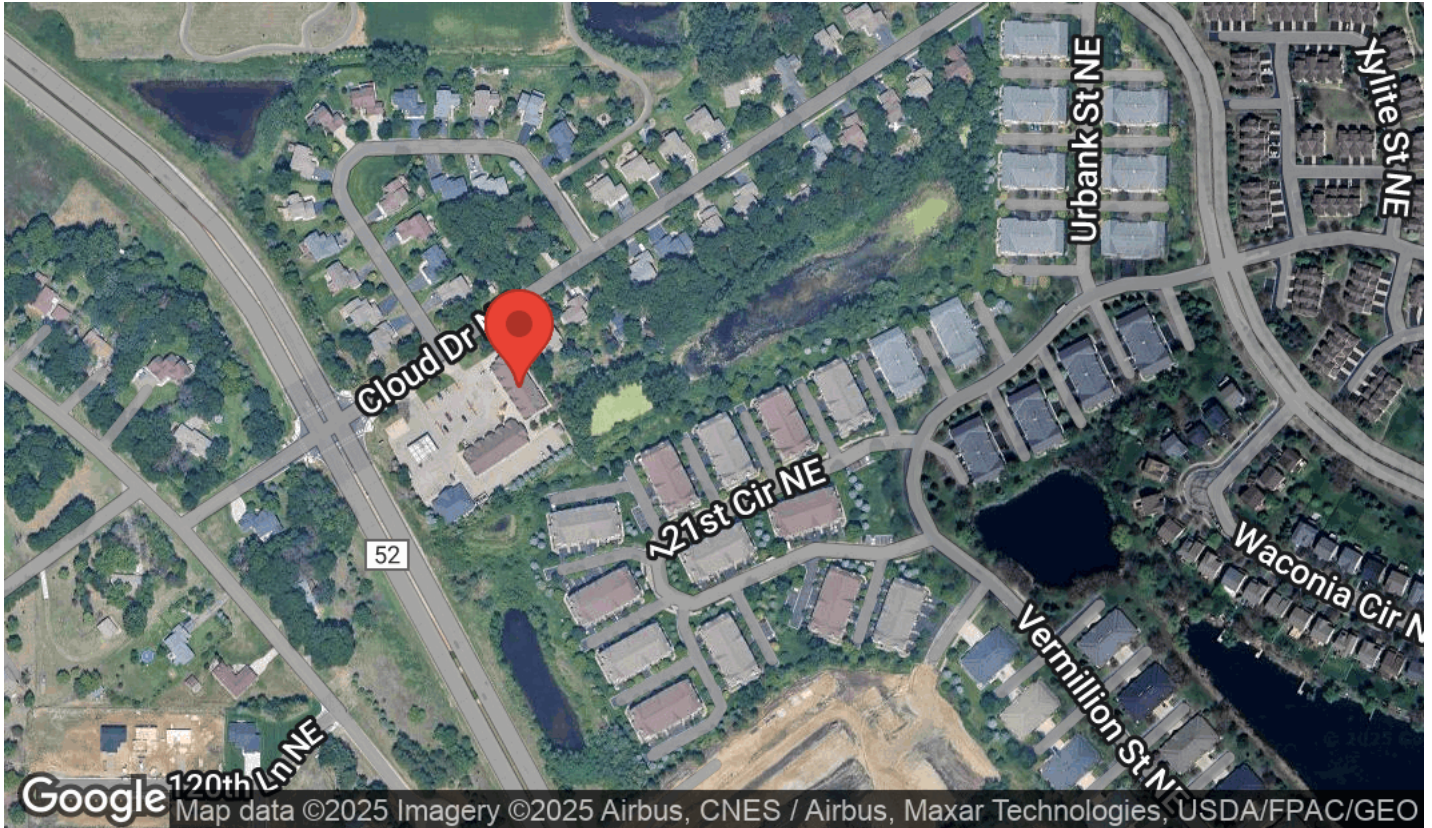
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LOCATION MAPS

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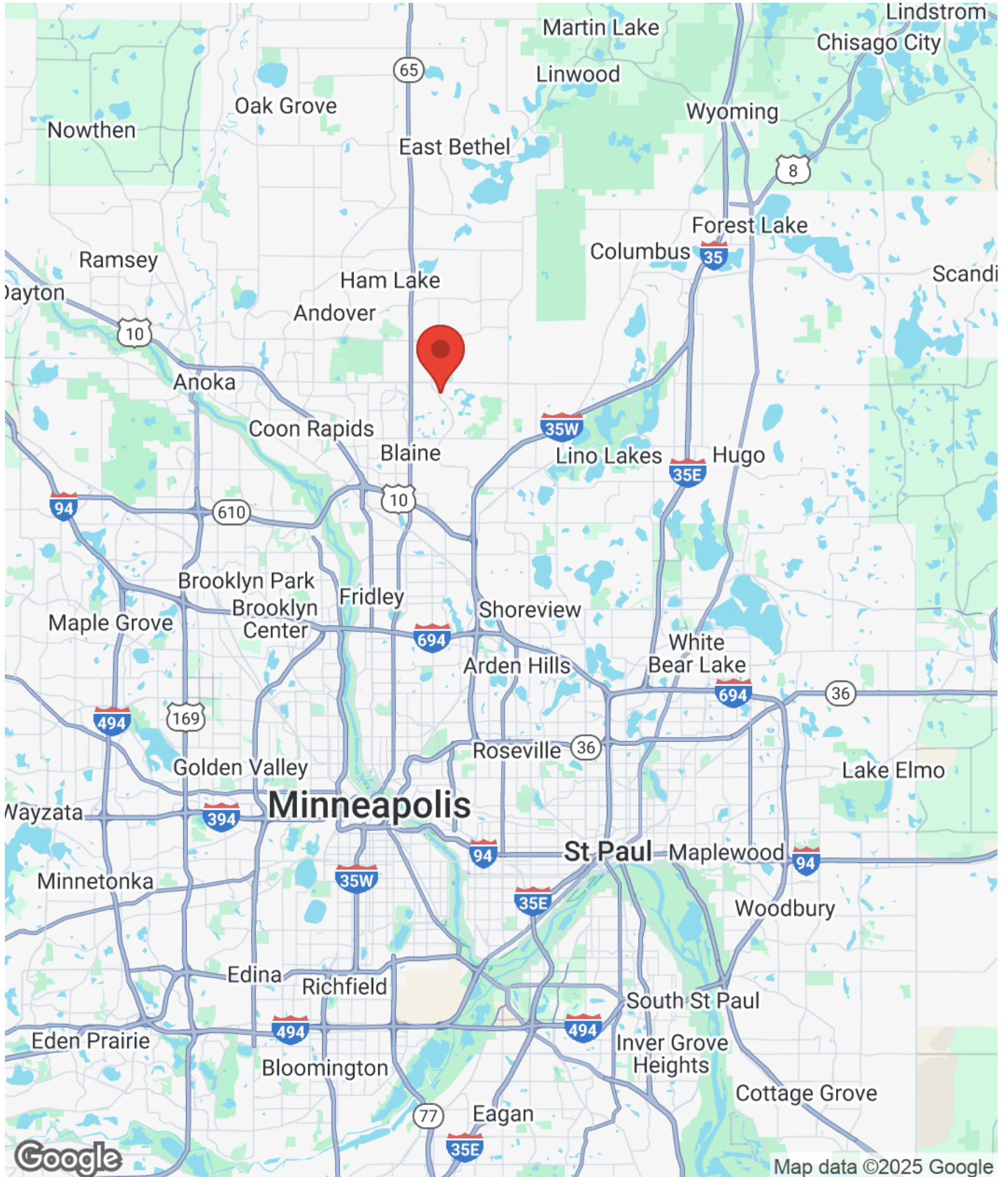
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REGIONAL MAP

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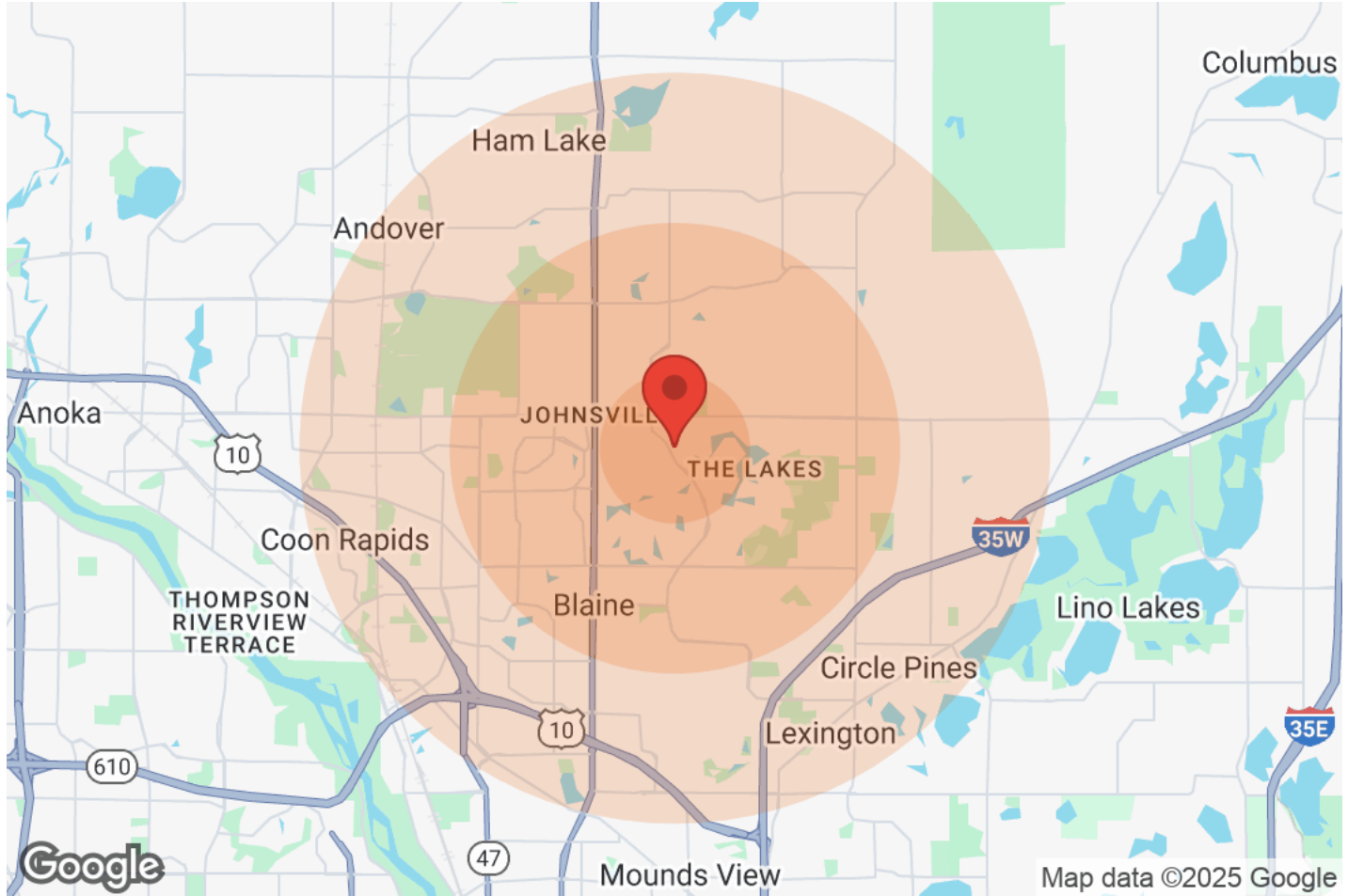


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DEMOGRAPHICS

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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	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	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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