

FOR SALE

400 State Hwy 7 | Excelsior, MN 55331

**0.42 ACRE HWY SITE
+ 3,000 SF BUILDING**



CONTACT:

Nancy Powell

Vice President

(952) 854-9210

Nancy.Powell@ForteREP.com

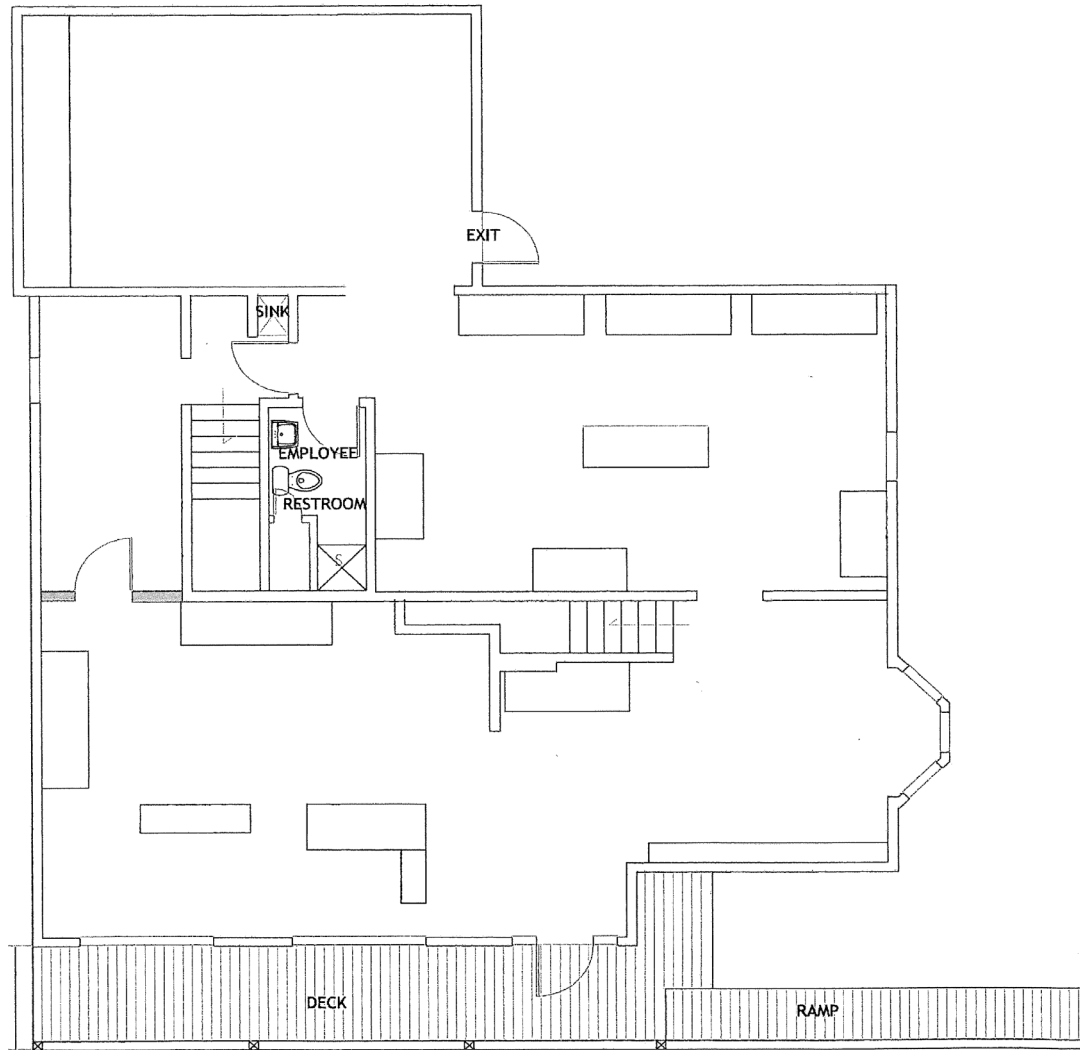


FORTE

REAL ESTATE PARTNERS

1ST FLOOR PLAN

400 State Hwy 7 | Excelsior, MN 55331



CONTACT:

Nancy Powell

Vice President

(952) 854-9210

Nancy.Powell@ForteREP.com



FORTE

REAL ESTATE PARTNERS

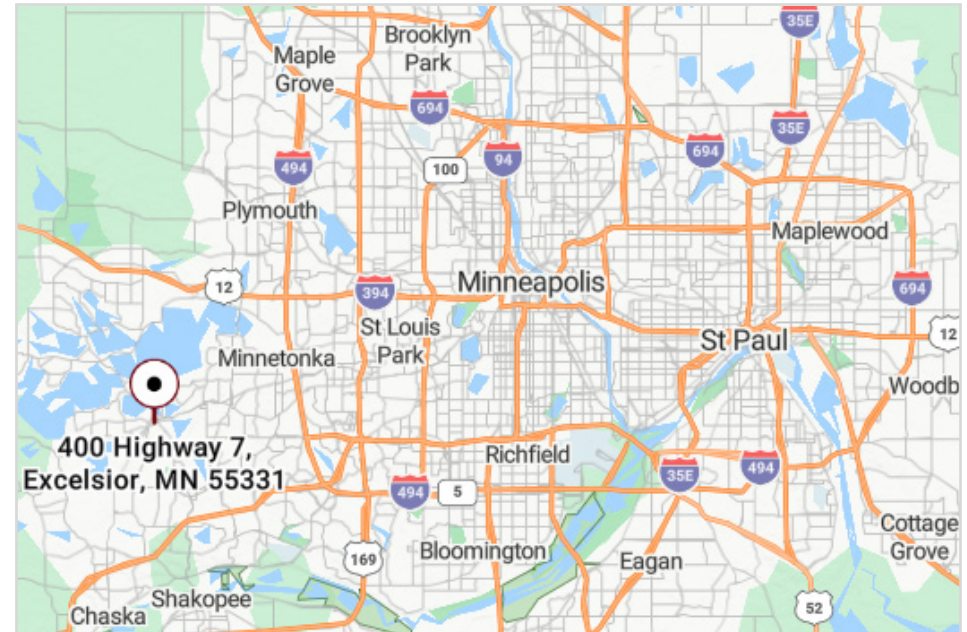
PROPERTY FEATURES

400 State Hwy 7 | Excelsior, MN 55331

Building Information

Building Size	2,897 SF
Site Size	0.42 Acres (18,438 SF)
Year Built	1900 Additions in 1983 & 1987
Floors	2 Floors and Full Basement
Occupancy Type	Single Tenant Commercial
Zoning	GC-General Commercial
PID	34-117-23-14-0047
Availability for Sale	Owner Occupant / Development Opportunity
Sale Price	\$990,000 \$341.73 PSF
Real Estate Taxes Payable 2025	\$19,926.68 \$6.88 PSF
Roof	Flat Roof Replaced in 2023
Parking	12+/- Stalls

- Excellent redevelopment or owner/user opportunity
- Located on Hwy 7 with access at Morse Avenue
- Income from highway billboard
- Signage available. Traffic count Hwy 7: 33,671 vpd.
- Dynamic retail district near Lake Minnetonka, supported by affluent demographics
- Fully sprinklered



CONTACT:

Nancy Powell

Vice President

(952) 854-9210

Nancy.Powell@ForteREP.com



PROPERTY FEATURES

400 State Hwy 7 | Excelsior, MN 55331

This is a rare opportunity to secure a prime location on State Highway 7 in the heart of Excelsior. Situated on 0.42 acres, the property features an existing 2,897-sq. ft. building, offering immediate functionality and potential for redevelopment. With excellent access and high visibility along a major corridor, this site provides outstanding signage opportunities to capture traffic and enhance brand presence. The area boasts exceptional demographics, making it ideal for businesses seeking a strong customer base. Flexible zoning allows for a wide variety of uses, from retail and office to specialty services, giving you the freedom to tailor the space to your vision. Don't miss this chance to position your business in one of the most desirable locations in the Lake Minnetonka area.



CONTACT:

Nancy Powell

Vice President

(952) 854-9210

Nancy.Powell@ForteREP.com



PROPERTY PHOTOS

400 State Hwy 7 | Excelsior, MN 55331



CONTACT:
Nancy Powell
Vice President
(952) 854-9210
Nancy.Powell@ForteREP.com



DEMOGRAPHICS

400 State Hwy 7 | Excelsior, MN 55331



2,424

Total Businesses



32,889

Total Employees

KEY FACTS

76,944

Population

42.1

Median Age

2.5

Average Household Size

\$142,996

Median Household Income



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

© 2025 Esri

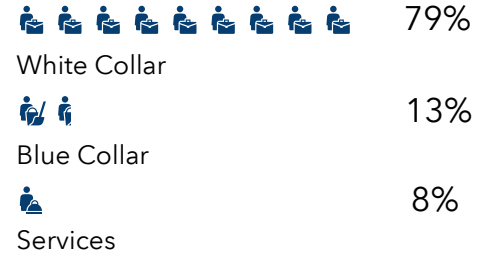
AGE PYRAMID



The largest group: 2025 Females Age 60-64
 The smallest group: 2025 Males Age 85+

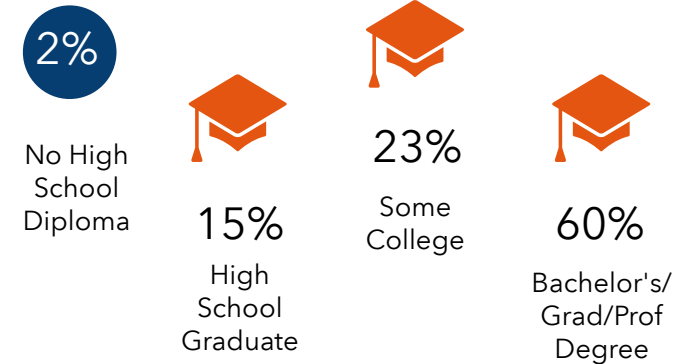
EMPLOYMENT & EDUCATION

EMPLOYMENT



2.8%
Unemployment Rate

EDUCATION



Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CONTACT:

Nancy Powell

Vice President

(952) 854-9210

Nancy.Powell@ForteREP.com



FORTE

REAL ESTATE PARTNERS

LOCATION MAP

400 State Hwy 7 | Excelsior, MN 55331



AMENITIES MAP

400 State Hwy 7 | Excelsior, MN 55331



WATER STREET BUSINESS DISTRICT Excelsior, MN

FOOD & DRINK

- 1 Haskell's Port of Excelsior--Restaurant, Liquor Store
- 2 Dunn Brothers Coffee--Coffee Shop
- 3 Lago Tacos--Restaurant
- 4 Licks Unlimited--Ice Cream Shop
- 7 Parlour Excelsior--Cocktail Bar, Burger Restaurant
- 8 Mirabelle--Restaurant
- 9 Vagabondo--Sicilian Restaurant/Cafe
- 15 The Lobby Coffee & Leisure--Coffee Shop
- 22 Olive's Fresh Pizza Bar--Pizza Restaurant
- 28 Fromage Co--Cheese/Specialty Food Shop
- 30 Kowalski's Market--Grocery Store

RETAIL & SHOPPING

- 5 Excelsior Bay Books--Bookstore
- 6 Fleurish--Floral Shop
- 10 The Lakes Running Co.--Specialty Retail
- 11 Lake Effect--Clothing/Retail
- 12 Jewelweed--Jewelry/Retail
- 13 Amore & Fede--Clothing/Retail
- 17 Leipold's Gifts & Antiques--Gifts & Antiques
- 18 Lilia Flower Boutique--Flower Boutique
- 19 Brightwater Clothing & Gear--Clothing/Outdoor Gear
- 20 Northern Drift--Clothing/Retail
- 21 Ooh La La LLC--Clothing/Boutique
- 23 Create Home--Home Furnishings
- 25 Art Rocks--Art Gallery
- 26 Big Wood Collective--Clothing/Retail
- 27 Golden Rule Gallery--Art Gallery
- 29 Jes Naturals - CBD Wellness--Wellness/CBD Products

SERVICES, HEALTH, & OTHER

- 14 Excelsior Eye Care--Optometrist
- 16 Excelsior Appliance Sales & Service--Appliance Sales & Service
- 24 Hennepin County Excelsior Library--Library
- 31 Trenary Realty Group--Real Estate
- 32 The Waters of Excelsior--Senior Living Community