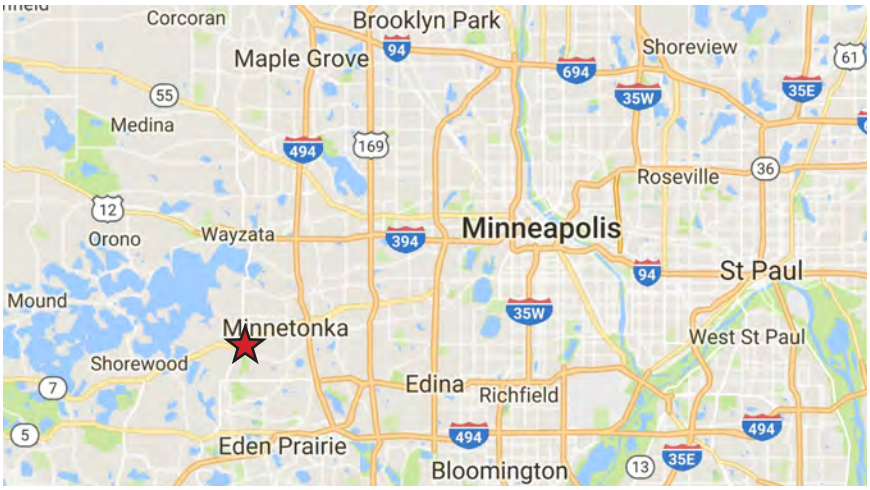
AVAILABLE > RETAIL

7 & 101

SEQ OF HWY 7 & HWY 101 | MINNETONKA, MN





Contact Me

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COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Site Information

- **Location** SEQ Hwy 7 & Hwy 101, Minnetonka, MN 55345
- **Description** Retail Opportunities:
  - Ground Lease or BTS up to 10,000 SF
    - Inline or Free Standing Availability
  - Stand-Alone/Multi-Tenant Drive Thru
    - Currently 4,257 SF
  - 21,746 SF End Cap Space Available

DEMOGRAPHICS:	3 Miles	5 Miles
Population	44,588	118,882
Median HH Income	$106,704	$89,333
Average HH Income	$141,394	$125,364

TRAFFIC COUNTS (APPROXIMATELY 60,000 VPD):

- Hwy 7: 39,000 vpd
- Hwy 101: 18,100 vpd

** Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

OPERATING EXPENSES:

- CAM: $0.92
- RE Tax: $2.52
- INS: $0.22
- TOTAL: $3.66

AREA TENANTS:

- Target
- Chipotle
- Sprint
- Massage Envy
- Opitz
- Cub Foods
- Walgreens
- Potbelly
- Becker Furniture
- Ace Hardware
- Wells Fargo
- Caribou Coffee
- Chuck and Don's
- Discount Tire
- Big Thrill Factory



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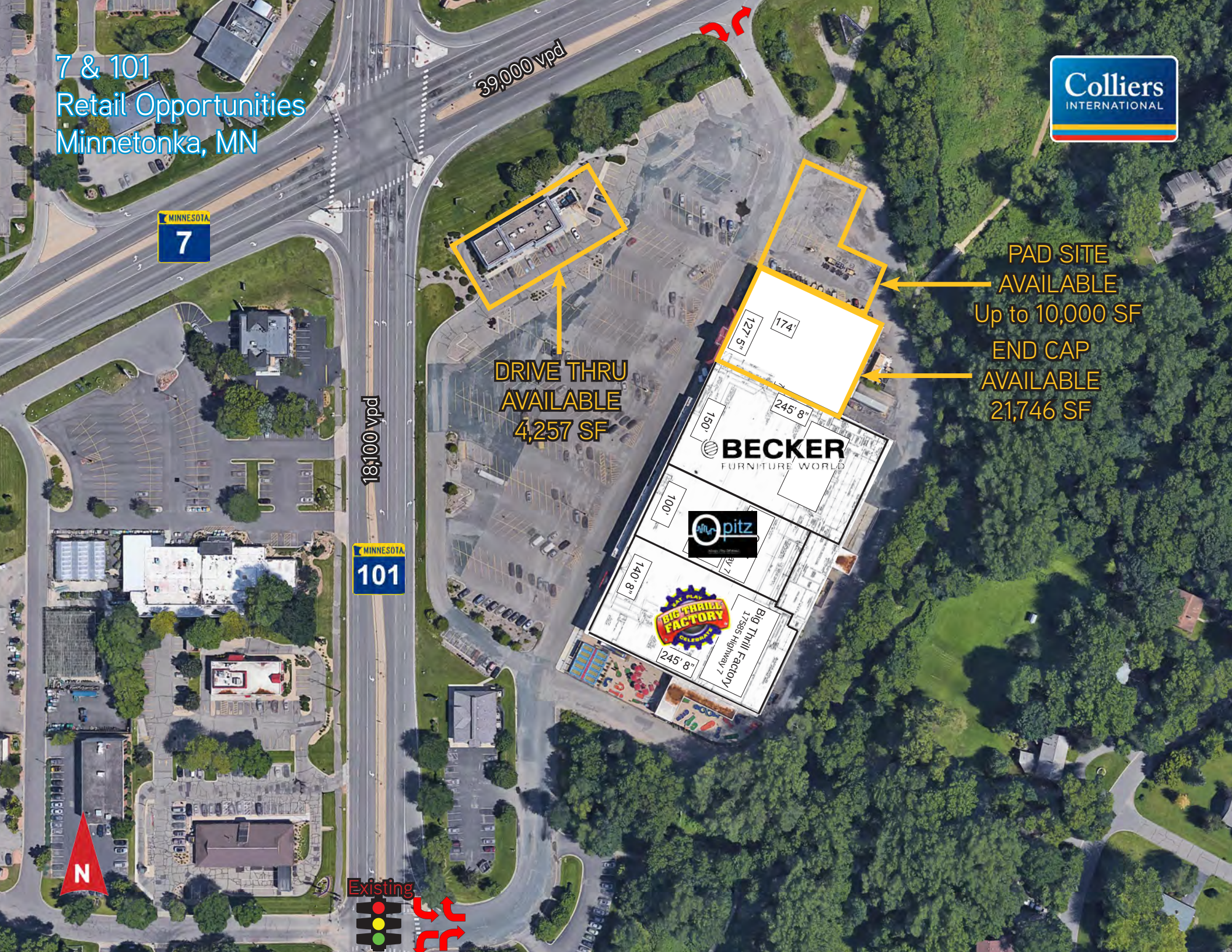
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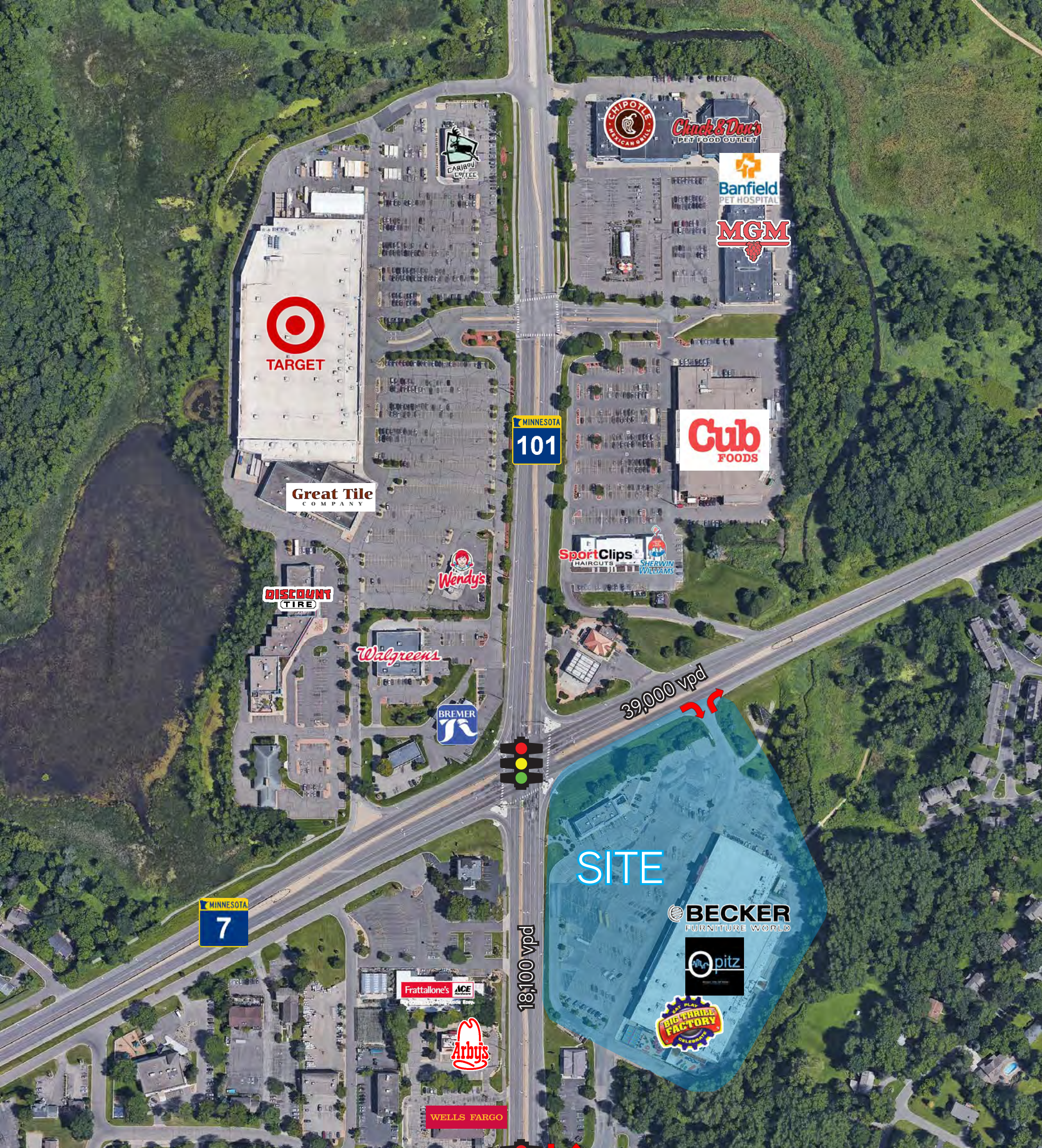
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Colliers INTERNATIONAL
PARTNER X TEAM INTERNATIONAL


7 & 101
Retail Opportunities
Minnetonka, MN
39,000 vpd
18,100 vpd
MINNESOTA 7
MINNESOTA 101
DRIVE THRU
AVAILABLE
4,257 SF
PAD SITE
AVAILABLE
Up to 10,000 SF
END CAP
AVAILABLE
21,746 SF
127.5'
174'
245' 8"
150'
100'
140' 8"
245' 8"
BECKER
FURNITURE WORLD
Opitz
BIG THRILL FACTORY
Big Thrill Factory
17585 Highway 7
N
Existing
Colliers
INTERNATIONAL


CHIPOTLE MEXICAN GRILL
Chuck & Don's PET FOOD OUTLET
CARIBOU COFFEE
Banfield PET HOSPITAL
MGM
TARGET
MINNESOTA 101
Cub FOODS
Great Tile COMPANY
SportClips HAIRCUTS
SHERWIN WILLIAMS
Wendy's
DISCOUNT TIRE
Walgreens
BREMER
39,000 vpd
SITE
BECKER FURNITURE WORLD
Opitz
BIG THRILL FACTORY
MINNESOTA 7
18,100 vpd
Frattallone's ACE Hardware
Arby's
WELLS FARGO
KinderCare
Minnetonka Library
Excelsior Blvd