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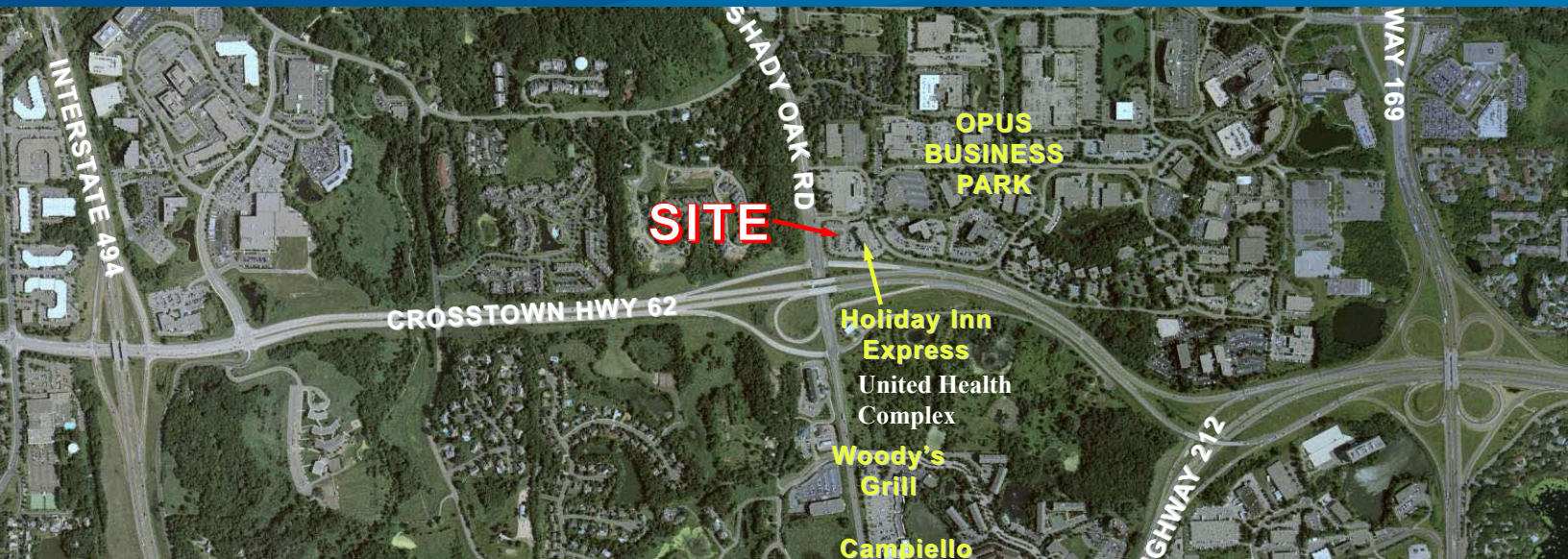
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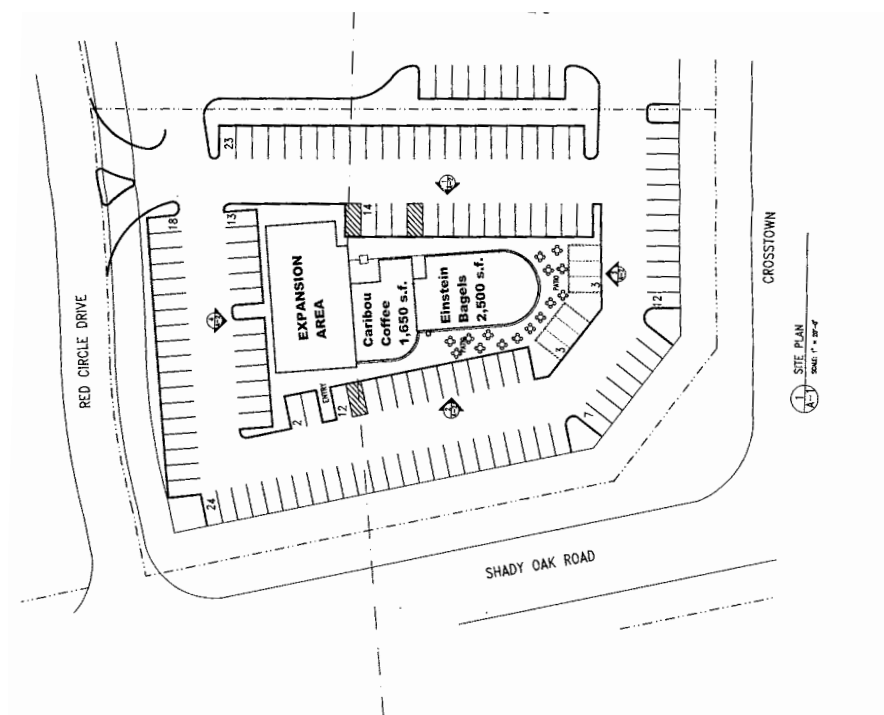
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Shady Oak Center

10999 RED CIRCLE DRIVE, MINNETONKA, MN



Site Plan



Retail opportunity
available with highway visibility
and strong surrounding
demographics.

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Site Information

Location NEC Shady Oak Road and Highway 62

Description Retail Center with Expansion Opportunity

Zoning Restaurant, retail or service/office

Signage Excellent pylon signage available with freeway visibility

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	4,713	60,224	196,886
Median HH Income	\$67,040	\$77,188	\$82,759
Average HH Income	\$100,351	\$113,863	\$118,069
Daytime Population	15,137	103,955	296,111

** ESRI Demographic Report - 2016 data*

TRAFFIC COUNTS:

- > 31,500 vpd - Crosstown Highway 62
- > 16,300 vpd - Shady Oak Road

** Minnesota Dept. of Transportation - 2016 data*

AVAILABLE:

- > 1,650 SF - Existing Caribou Coffee
- > Expansion of up to 3,200 s.f. on first floor
- > Possible service/office of up to 3,200 s.f. on second floor

EXISTING TENANTS:

- > Caribou Coffee
- > Einstein Bagels

COMMENTS:

Shady Oak Center is strategically positioned at the entrance to Opus Business Park, at Shady Oak Road and Crosstown Highway 62. Strong demographics for the surrounding area include dense daytime population and high household incomes. Excellent visibility to Highway 62 with pylon signage available to qualified premises. Expansion could include a two story construction with a restaurant or a combination of restaurant and retail on the first floor, and service/office on the second floor.



Contact Us

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