

RETAIL FOR LEASE

Calhoun Commons

3060 EXCELSIOR BLVD | MINNEAPOLIS, MN 55416

MINNEAPOLIS-ST. PAUL



PARTNER X TEAM
INTERNATIONAL



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Site Information

- **Location** 3060 Excelsior Blvd | Minneapolis, MN
- **Description** Grocery Anchored Retail
- **Center GLA** 66,150 SF

Demographics

	1 Mile	3 Miles	5 Miles
Population	12,600	172,781	432,862
Median HH Income	\$67,745	\$52,578	\$52,200
Average HH Income	\$110,031	\$82,381	\$77,571

** Source: ESRI 2015 Est.*

Traffic Counts

- Excelsior Blvd: 17,000 vpd

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

2018 Est. CAM & Tax

\$5.08 per square foot CAM
\$10.29 per square foot Tax
\$0.26 per square foot Insurance
\$15.63 per square foot Total

Anchor Tenants

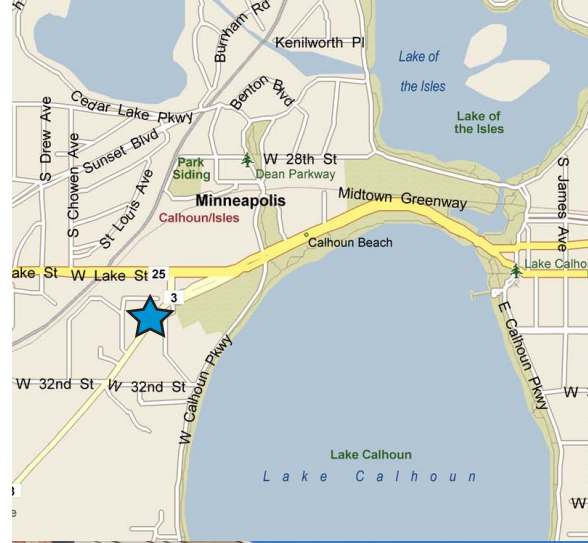
- Whole Foods
- MGM Liquor
- Chipotle
- Noodles & Co.
- Caribou Coffee

Area Tenants

- Walgreens
- Barnes & Nobel
- Massage Envy
- Chuck & Don's
- Clothes Mentor
- Vitamin Shoppe
- Burger Jones
- Home Made Pizza

Comments

Calhoun Commons is located on the banks of Lake Calhoun and blocks from the heart of Uptown Minneapolis. This high income, high traffic area provide tenants with a strong location to serve the surrounding dense demographic.



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Owned by:

**Regency
Centers.**

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