

FOR LEASE > RETAIL

Tonka Village Shopping Center

5609 MANITOU ROAD | TONKA BAY, MN 55331

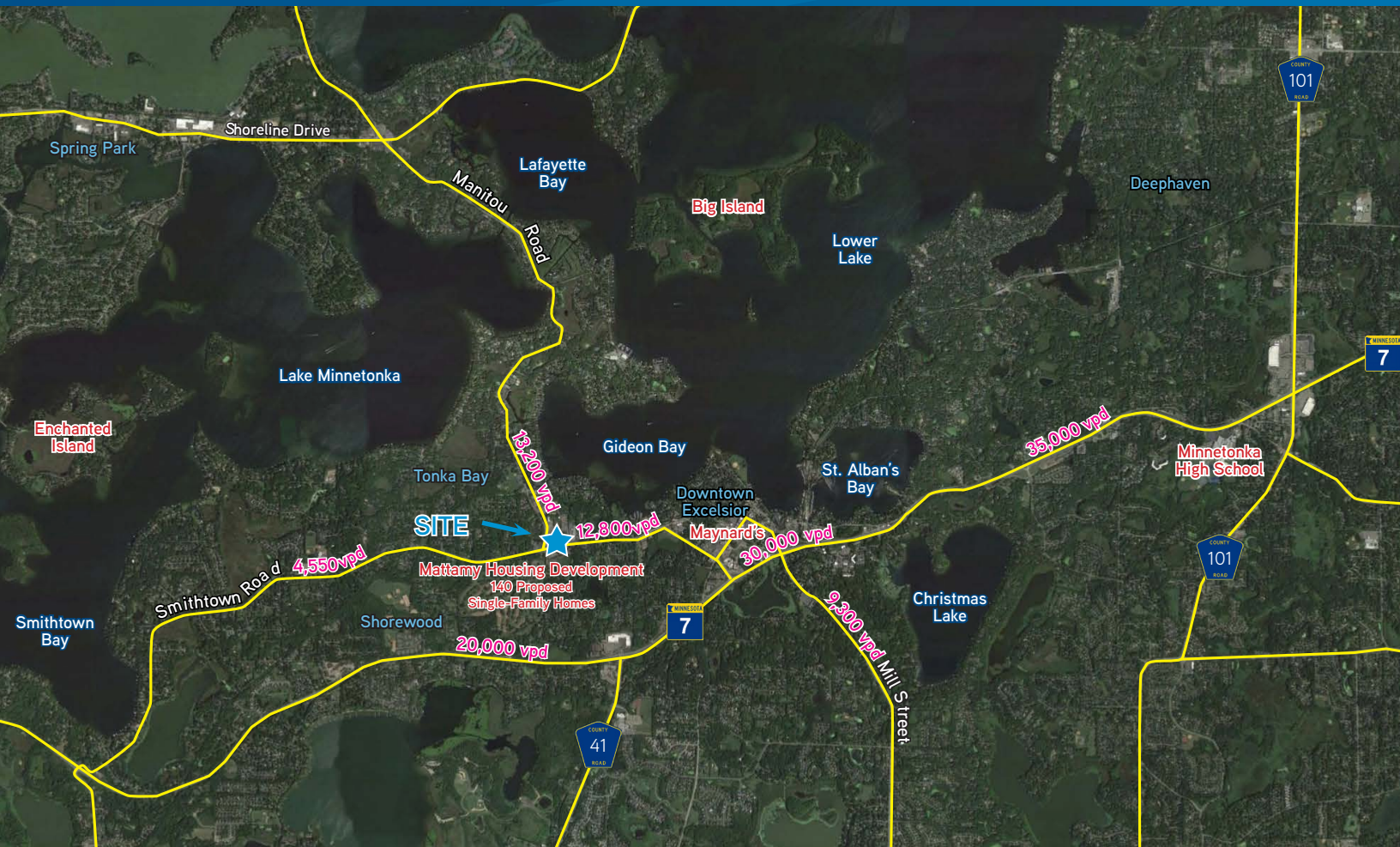
WELSH



PARTNER



X TEAM
INTERNATIONAL



Property



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Site Information

- **Location** 5609 Manitou Rd | Tonka Bay, MN
- **Description** Established Neighborhood Center
- **Center GLA** 37,128 SF

Availability

- 7,441 SF - End Cap (divisible)
- 1,823 SF - Inline
- 25,000 SF BTS - Pad

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,866	26,483	77,008
Average HH Income	\$17,242	\$154,001	\$137,250
Daytime Population	1,694	8,663	37,975
Estimate Households	1,499	10,479	31,082

** Source: ESRI 2015 Est.*

Traffic Counts

- Cty Rd 19 (SmithtownRd): 13,100 vpd
- Manitou Rd: 12,900 vpd

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

2016 Est. CAM & Tax

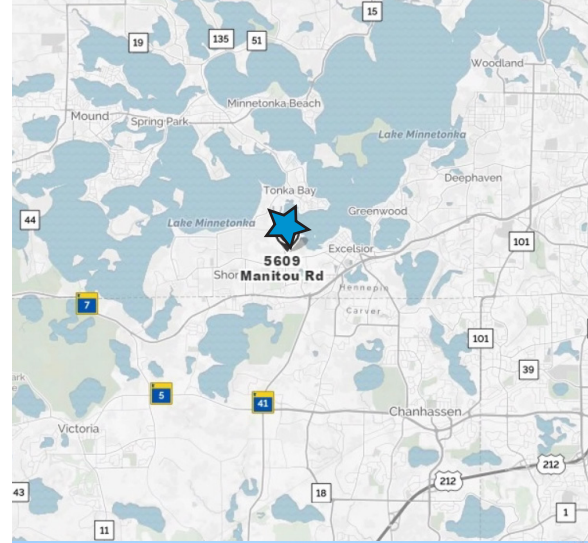
\$3.84 per square foot CAM
\$2.96 per square foot Tax
\$0.18 per square foot Insurance
\$6.98 per square foot Total

Co-Tenants

- Caribou Coffee
- Hazellewood Grille
- Heartbreaker
- Gathered Goods
- Sanctuary Salon Spa
- Joey Nova's Deli
- The Fish Guy Pet Shop

Comments

Tonka Village is a well-positioned neighborhood favorite for both dining and shopping. Located at a well-traveled intersection on the south side of Minnetonka, this retail center offers a unique opportunity adjacent to the anticipated Mattamy Residential Development, adding 140 new homes to the area.



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