

RETAIL SPACE FOR LEASE >

Excelsior & Grand

3820 Grand Way | St. Louis Park, MN



Accelerating success.



CONTACT US

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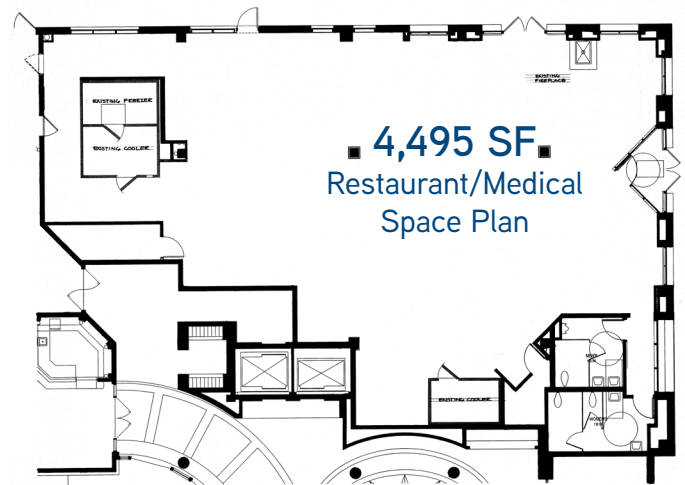


EXCELSIOR & GRAND

For Lease >

RESTAURANT/MEDICAL SPACE DETAILS

- HVAC**
- > One (1) Two (2) Ton Unit
 - > Four (4) Heat Pump Units (4 Tons Each)
 - > All 2002 Equipment in Great Condition
- Electrical**
- > One (1) 200 Amp Panel Service
 - > Three (3) 100 Amp Panel Service
- Space Plans**
- > Detailed plans available upon request
- Parking**
- > FREE Ramp Parking
- Trash & Loading**
- > Loading zone adjacent to the space
 - > Trash & Grease container accessible through rear door exit



SITE PLAN





PROPERTY INFORMATION

SPACE AVAILABLE >

- > 4,495 SF
- > 1,500 SF
- > 1,421 SF

2018 EST. CAM & TAXES >

- > \$15.68 PSF

TRAFFIC COUNTS >

- > Excelsior Blvd - 18,600 vpd
- > Highway 100 - 113,000 vpd

DEMOGRAPHICS >

Radius	1 Mile	3 Mile	5 Mile
Population	16,452	137,244	390,376
Median HH Income	\$81,063	\$77,888	\$61,310
Average HH Income	\$108,318	\$112,286	\$92,314

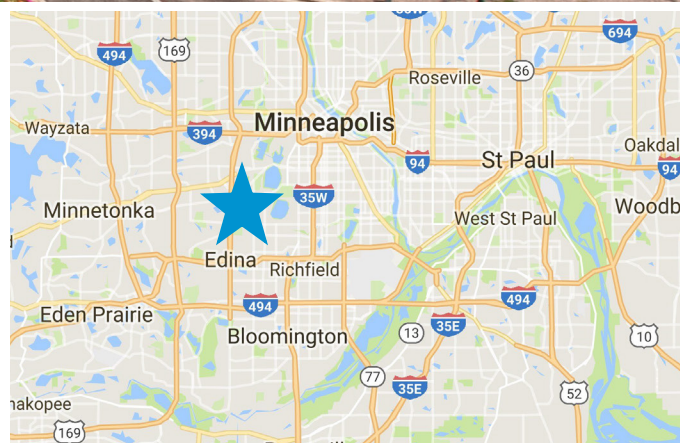
Demographics: ESRI 2015 EST | Traffic: MnDOT-2016 Study Averages per day total cars

EXISTING TENANTS >

- | | | |
|-------------------|---------------------|-------------------|
| > WINK Eye Clinic | > Bank of America | > Clean 'n' Press |
| > CVS | > Get In Shape | > Invisible Ink |
| > Jain Dental | > Kindercare | > Max's |
| > McCoy's | > Ocean Spa & Nails | > Starbuck's |
| > T-Mobile | > True Insurance | > Urban Retreat |
| > Xfinity | > VIBE Juice | |

NOTABLE AREA TENANTS >

- | | | |
|--------------|----------------|---------------------|
| > Target | > Trader Joe's | > Lund's & Byerly's |
| > Hoigaard's | > Fresh Thyme | > Park Nicollet |





GRAND & EXCELSIOR > AERIAL

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