

RETAIL SPACE FOR LEASE >

# Glen Lake Village

14400 Excelsior Blvd | Minnetonka, MN 55345



Accelerating success.



## SITE INFORMATION

> Location	Located in the Glen Lake area	> Available for Lease	1,240 sf
> Building Size	38,096 sf	> Rental Rate	\$22.00 psf
> Zoning	Retail	> CAM & Taxes	5.81/3.54 psf

### Comments:

- > Anchored by Lunds & Byerlys
- > Co-tenants are Caribou Coffee, Dragon Jade, and Comcast
- > Area retailers include Golden Nugget & Unmapped Brewing
- > Located in Dense Glen Lake neighborhood
- > Great visibility and access from Excelsior Blvd

## CONTACT US

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## GLEN LAKE VILLAGE > FOR LEASE

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	5,839	59,455	159,205
Median HH Income	\$102,916	\$85,375	\$85,408
Average HH Income	\$137,557	\$115,654	\$122,889

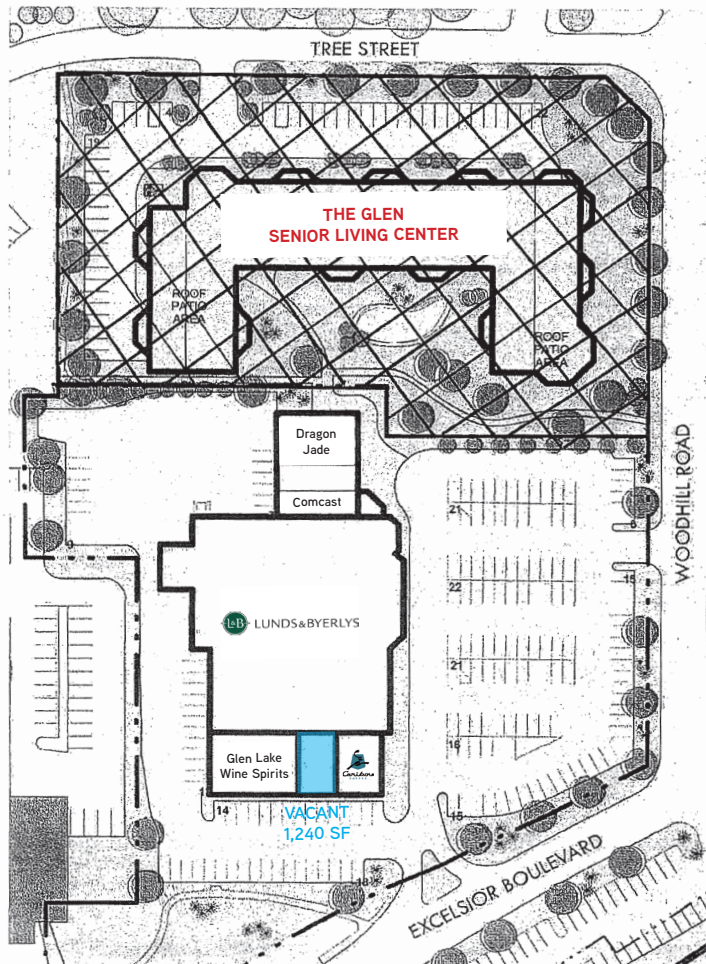
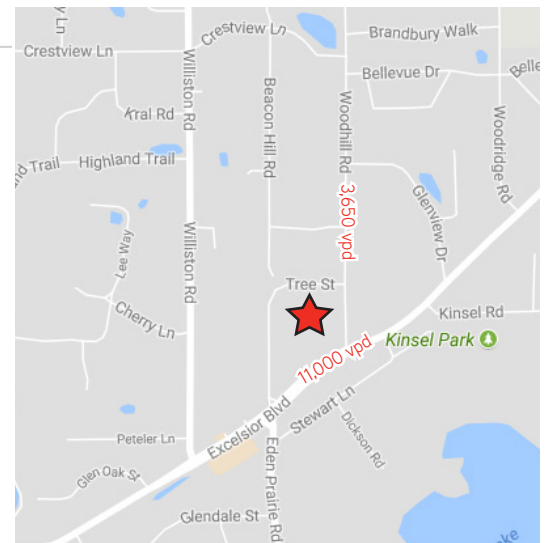
### TRAFFIC COUNTS:

- > Excelsior Blvd: 11,000 vpd
- > Woodhill Rd: 3,650 vpd

*\* Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

### AREA TENANTS:

- > Lunds and Byerlys
- > Dragon Jade
- > Unmapped Brewing
- > Caribou Coffee
- > Comcast
- > Golden Nugget



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