

RETAIL FOR LEASE >

7/41 Crossings

2401 Highway 7 | Chanhassen, MN 55331



Zac Hoang
952 897 7720
zac.hoang@colliers.com

Jeremy Grittner
952 897 7721
jeremy.grittner@colliers.com

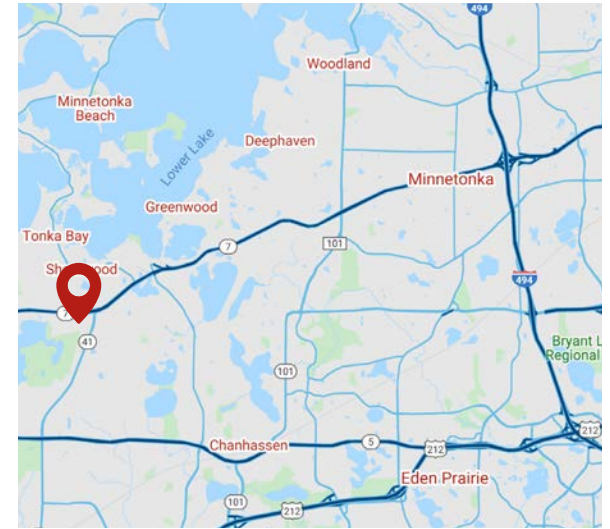
Lauren Kessler
952 897 7779
lauren.kessler@colliers.com



7/41 CROSSINGS > RETAIL FOR LEASE

PROPERTY HIGHLIGHTS

- > 1,303 SF, 1,786 SF, and 2,400 SF available
- > Easy access off of Hwy 7 & Hazeltine Blvd
- > Join newly opened Southern-inspired restaurant - North Coop
- > Shadow anchored by Walgreens, Cub Foods, Caribou, and Dollar Tree
- > Strong neighborhood retail shopping center
- > First grocery anchored retail corridor for many Lake residents going east on Hwy 7



SITE INFORMATION

- > **Location:** 2401 Highway 7 | Chanhassen, MN 55331
- > **Description:** 25,906 SF retail strip center



TRAFFIC COUNTS

- > Highway 7: 19,200 vpd
- > Hazeltine Blvd: 15,600 vpd

** Source: MNDOT 2016/2017 Study averages are per day total cars*



DEMOGRAPHICS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Population | 3,916 | 29,739 | 89,086 |
| Median HH Income | \$126,607 | \$133,557 | \$121,682 |
| Average HH Income | \$162,280 | \$171,994 | \$159,111 |

** Source: ESRI 2019 Est.*



AVAILABLE

- > Suite 2413: 1,303 SF
- > Suite 2425: 2,400 SF
- > Suite 2461: 1,786 SF



LEASE RATES

- > Contact Broker

AREA TENANTS





7/41 CROSSINGS > SITE PLAN

| SUITE | TENANT | SQUARE FEET |
|-------|-----------------------|-------------|
| 2407 | North Coop Restaurant | 4,677 SF |
| 2413 | AVAILABLE | 1,303 SF |
| 2419 | Sota Licious | 1,200 SF |
| 2425 | AVAILABLE | 2,400 SF |
| 2443 | Happy Gardens II | 2,614 SF |
| 2449 | US Nails | 744 SF |
| 2455 | Pet Clips | 1,200 SF |
| 2461 | AVAILABLE | 1,786 SF |
| 2467 | Legend Chiropractic | 1,574 SF |
| 2473 | Fido's Pantry | 2,003 SF |
| 2497 | Tuesday Morning | 6,405 SF |

CONTACT US >

Zac Hoang
 952 897 7720
zac.hoang@colliers.com

Jeremy Grittner
 952 897 7721
[jeremy.grittner@colliers.com](mailto:jerry.grittner@colliers.com)

Lauren Kessler
 952 897 7779
lauren.kessler@colliers.com



Accelerating success.