

RETAIL SPACE FOR LEASE >

Ridgedale Festival

NEC of I-494 & I-394 | Minnetonka, MN 55305

WELSH



PARTNER



X TEAM
INTERNATIONAL



BUILDING PHOTOS



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Owned & Managed by:



RETAIL > FOR LEASE



SITE INFORMATION

- > Location: I-394 & I-494 | Minnetonka, MN
- > Description: Community Shopping Center
- > Building GLA: 120,231 sf
- > Parking: 610 spaces



AVAILABLE FOR LEASE

- > Suite 3: 1,445 sf
- > Suite 13: 61,369 sf



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,919	49,351	177,977
Median HH Income	\$84,706	\$79,778	\$78,202
Average HH Income	\$127,461	\$115,986	\$109,526



TRAFFIC COUNTS

- > I-494: 99,000 vpd
- > I-394 (Wayzata Blvd): 98,000 vpd

COMMENTS

Ridgedale Festival is located at the intersection of two of the western suburbs busiest highways, with combined traffic counts on the two highways in excess of 197,000 vehicles per day. Visibility to the property is excellent, with easy access off of Plymouth Road and Carlson Parkway. Located across I-394 from Ridgedale Regional Mall, the property offers retailers a gateway location to the affluent western Minneapolis suburbs. An anchor space of up to 61,369 sf is available and may be subdivided for junior anchor stores.

ANCHOR TENANTS



AREA TENANTS



NORDSTROM



REDSTONE



BARNES & NOBLE

SITE PLAN



Suite	Tenant	Sq. Ft.
1	Pure Hockey	8,689 sf
2	Ham's Sandwich Shop	1,827 sf
3	AVAILABLE	1,445 sf
4	Men's Warehouse	6,782 sf
5	Once Upon a Child	3,442 sf
6	Clothes Mentor	3,400 sf
7	CenturyLink	1,697 sf
8	Jimmy John's	1,700 sf
9	Total Wine	25,775 sf
10	Kids' Hair	1,247 sf
11	Shower Door Place	1,269 sf
12	Naturepedic Mattress	1,589 sf
13	AVAILABLE	61,369 sf





RIDGEDALE FESTIVAL > BIRDSEYE VIEW

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