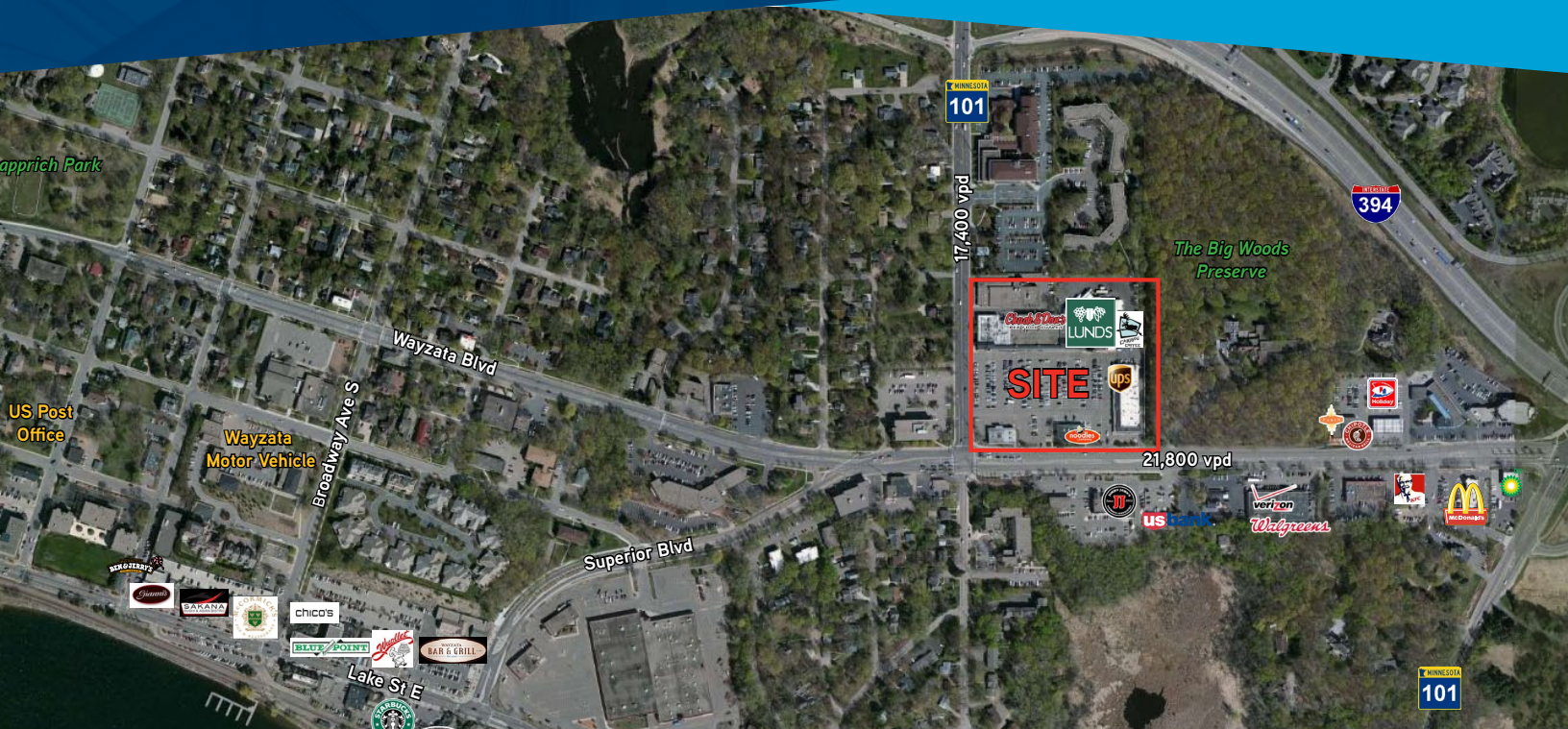


RETAIL SPACE FOR LEASE >

Colonial Square

1151 Wayzata Blvd | Wayzata, MN 55391



WELSH



Contact Us

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PARTNER XTEAM
RETAIL ADVISORS

SITE INFORMATION

- > **Location** 1151 Wayzata Blvd | Wayzata, MN
- > **Description** Grocery Anchored Shopping Center
- > **Center GLA** 93,248 SF

AVAILABLE FOR LEASE:

- > Suite 03: 2,000 SF
- > Suite 05: 1,350 SF
- > Suite 06A: 1,313 SF

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	4,197	37,751	111,643
Median HH Income	\$81,220	\$104,310	\$99,145
Average HH Income	\$125,134	\$147,499	\$138,635

** Source: ESRI 2018 Est.*

TRAFFIC COUNTS:

- > Highway 101: 17,400 vpd
- > Wayzata Blvd: 21,800 vpd

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

2018 EST. CAM & REAL ESTATE TAX:

\$3.58 per square foot CAM
\$9.07 per square foot Tax
\$0.32 per square foot Insurance
\$12.97 per square foot Total

ANCHOR TENANTS:

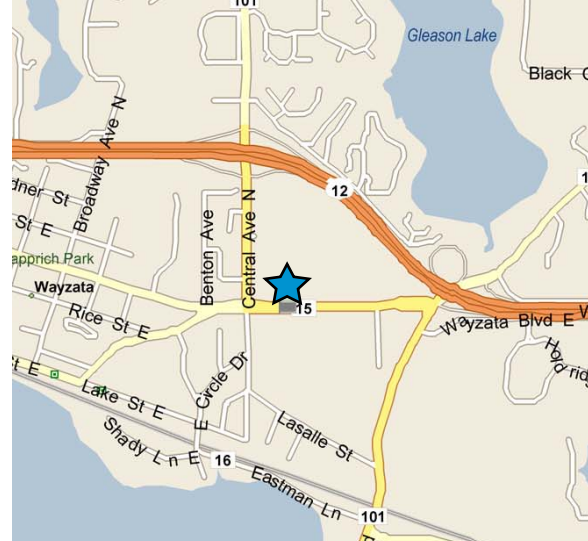
- > Lund's
- > JUUT Salon Spa
- > TCF Bank
- > Brueggers Bagels
- > Noodles & Co.
- > Schuler Shoes

AREA TENANTS:

- > Caribou Coffee
- > Talbots
- > Chico's
- > Starbucks
- > Chipotle
- > Sunsets Restaurant
- > Several Exclusive Shops

COMMENTS:

Colonial Square is located in Wayzata, an exclusive high income community on the banks of Lake Minnetonka. Colonial Square is the only grocery anchored center in this trade area, with great co-tenancy and plenty of off street parking. This center just went under a 3 million dollar remodel in the fall of 2014, with its fresh new look it, provides a great opportunity for any tenant to enter this hard to breach, high end trade area.



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Owned by:

**Regency
Centers.**