# Park Theatre Place

## 4833 MINNETONKA BOULEVARD, ST. LOUIS PARK, MN

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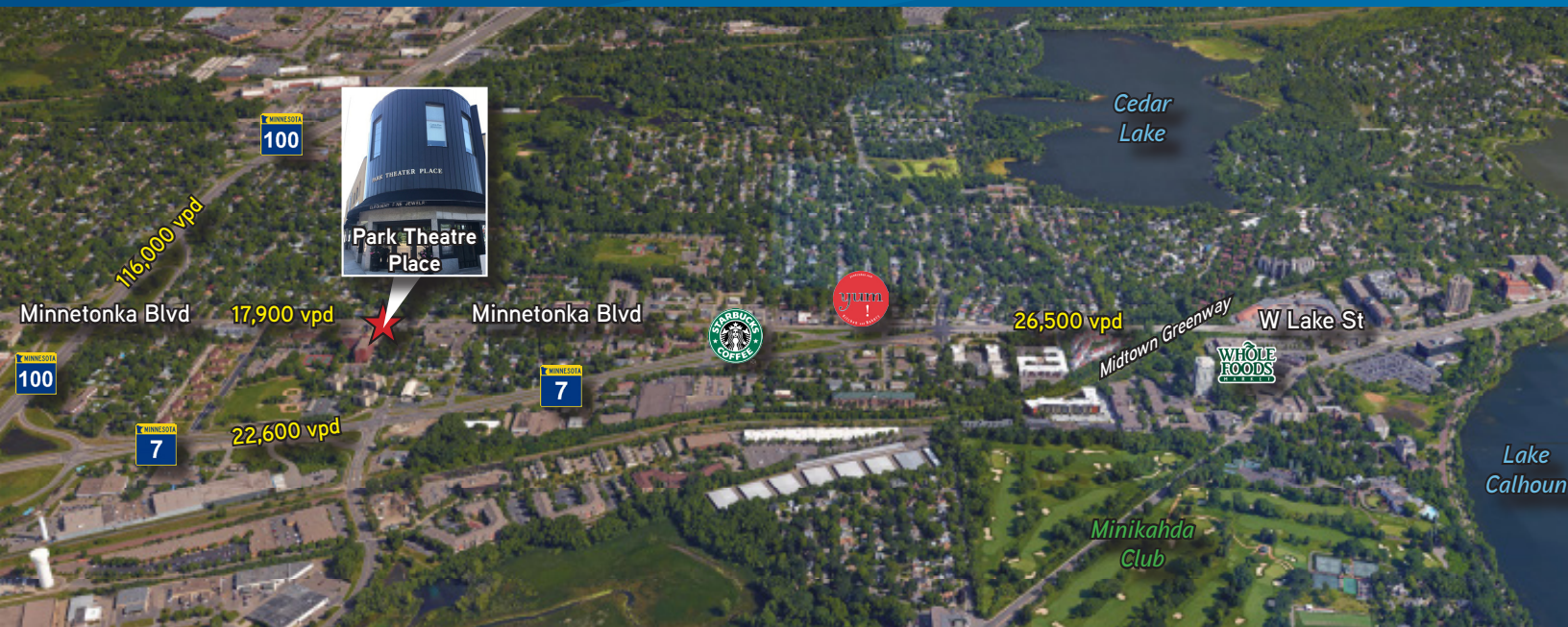


## FOR SALE



## Contact Us

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# Site Information

> **Location**  4833 Minnetonka Blvd
> **Description**  Retail building
> **Year Built**  1939

| DEMOGRAPHICS: | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 15,116 | 109,631 | 376,637 |
| Median HH Income | $68,355 | $67,932 | $62,661 |
| Average HH Income | $83,407 | $90,737 | $81,276 |

## TRAFFIC COUNTS:
> Minnetonka Blvd: 17,900 vpd
> Highway 100: 116,000 vpd

*\* Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars*

## SALE OFFERING PRICE:
$1,750,000

## AVAILABLE FOR LEASE:
Fully Leased

## NET RENTAL RATES:
$12.50-$13.50 PSF

## EST. 2017 TAX/CAM/INS:
$6.18 PSF

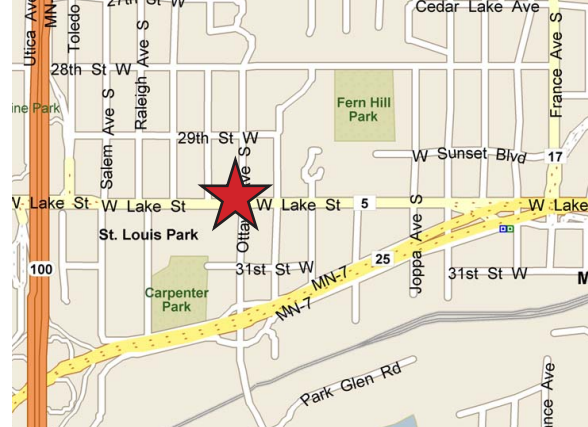## BUILDING TENANTS:
> Elequent Jewlery
> Jurgen's Salon
> Cohen Friedberg Law
> Reset Chiropractic
> Campfire

## COMMENTS:
The Historical St. Louis Park Theatre Building is situated near the Uptown Lakes Area of Minneapolis and is located on the heavily traveled Minnetonka Blvd.  There is an abundant amount of off street parking at this location with ease of access to Highway 100.  The first level space is move-in ready for a soft medical, retail, or office user that is looking to be in a dense area of the cities with great demographics.

> Historic Saint Louis Park Theatre Building
> Great location and visibility
> Flexible use: investment or owner-user
> 41 dedicated parking stalls

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MINNEAPOLIS–ST. PAUL

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