

FOR LEASE

Sterling Center
3311 County Road 101, Suite 4
Minnetonka, Mn 55391



SUMMERHILL
Commercial Real Estate, LLC

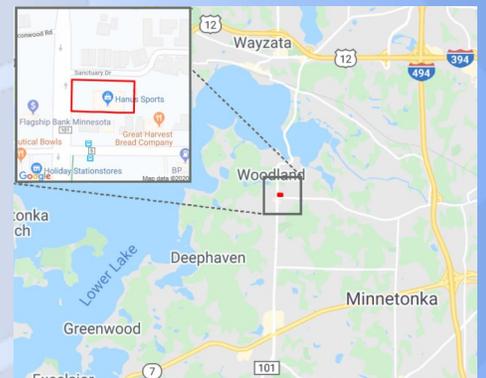


LEASE DETAILS:

3311 County Rd 101, Ste4:	2,006 SF Retail Flex
Base Rental Rate:	\$14.00 PSF
Estimated CAM & Taxes:	\$7.99 PSF (Includes electrical and janitorial)

FEATURES:

- Desirable location at confluence of cities of Minnetonka, Deephaven and Wayzata.
- Great visibility to County Road 101 with good area tenant mix.
- 11,900 VPD on CR-101, 11,100 VPD on Minnetonka Blvd (MNDOT 2018).
- Demographics: 5,105 -1 mile, 35,700 - 3 miles, 120,702 - 5 miles (ESRI 2019).
- Avg HH Income: \$182,048–1 mile, \$163,187–3 miles, \$139,368–5 miles (ESRI 2019).
- Locally owned and managed.
- Common restrooms – janitorial included in CAM.
- Electrical utility is included in CAM.



CONTACT:

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952-475-5122

www.summerhillcommercial.com

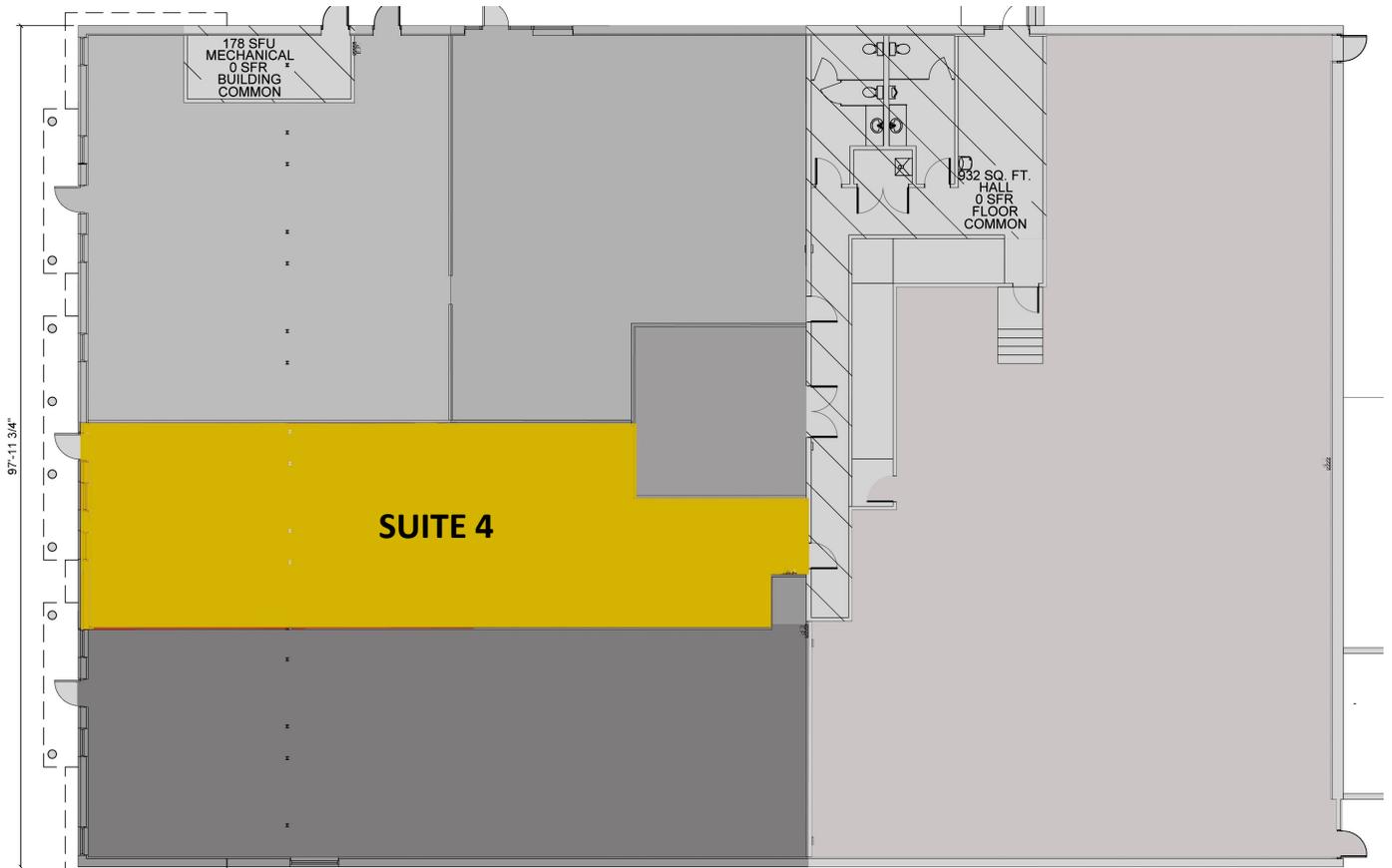
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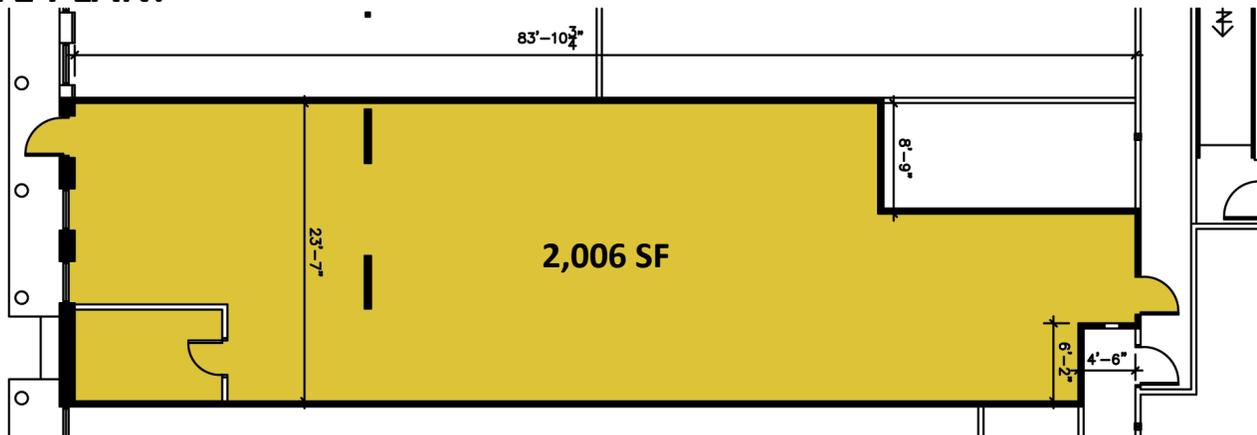


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BUILDING PLAN:



SUITE PLAN:



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