

470 WATER STREET

Excelsior, Minnesota



MID-AMERICA[®]
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



RETAIL OPPORTUNITY

470 WATER STREET | FOR LEASE



address

470 Water Street
Excelsior, MN

availability

4,823 SF
(Leased but Available)

gla

8,774 SF

2021 rates (*budgeted psf)

CAM	\$6.90
INS	\$0.28
RE TAX	\$5.12
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TOTAL	\$12.30

features

- Grocery anchored retail in the heart of downtown Excelsior
- Immediately accessible from Hwy 7
- Surrounded by high incomes
- Site pulls traffic from Minnetonka, Chanhassen, Wayzata and surrounding communities

traffic counts

30,000 VPD on Highway 7
12,000 VPD on Oak Street

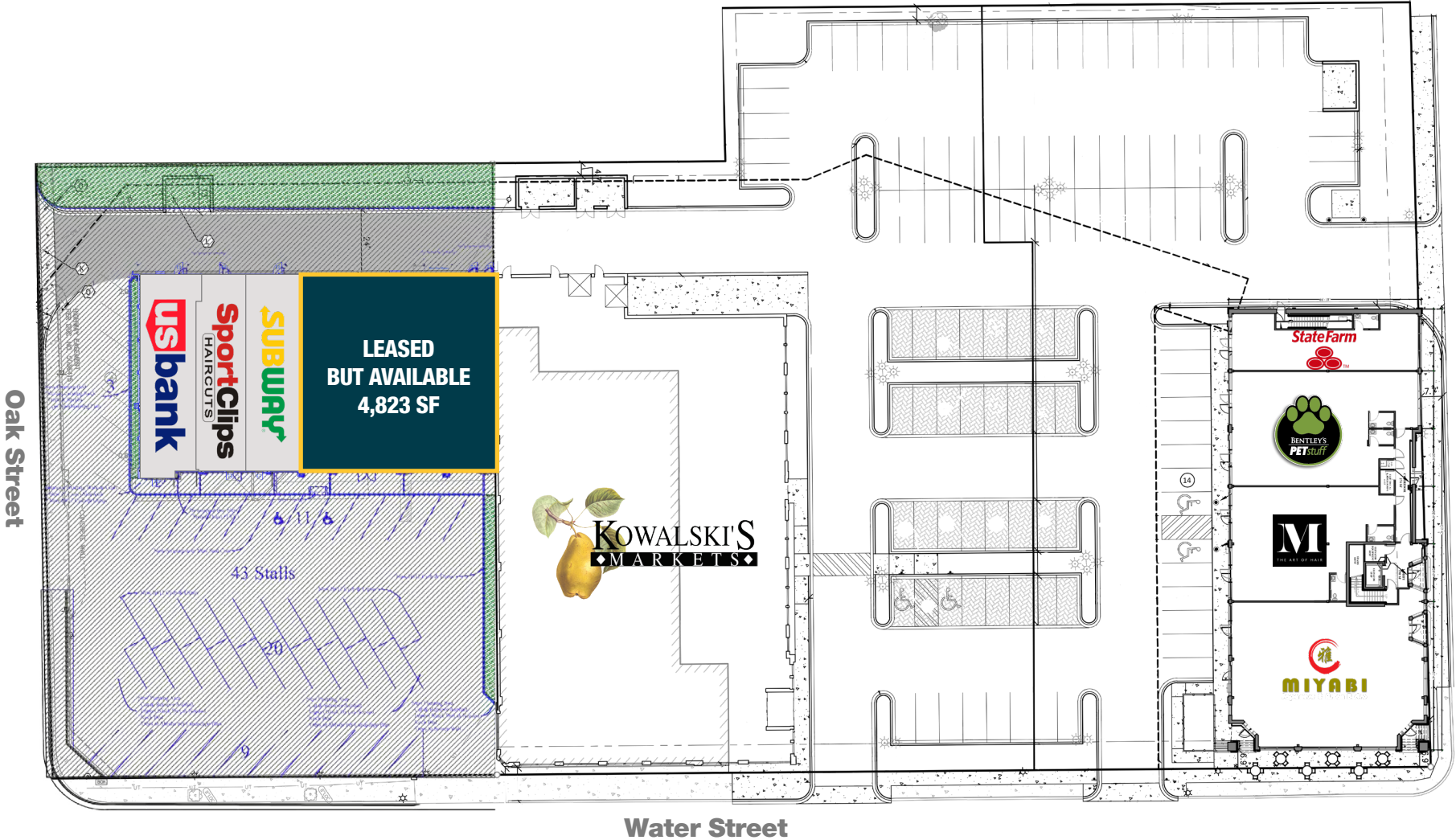
demographics

	1 MILE	3 MILE	5 MILE
POPULATION	5,215	33,248	88,703
HOUSEHOLDS	2,179	12,570	34,123
AVG HOUSEHOLD INCOME	\$146,705	\$159,963	\$147,631
DAYTIME POPULATION	5,214	22,065	64,407

area retailers



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MARKET AERIAL

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