

RETAIL FOR LEASE

79TH STREET CENTER

530 West 79th Street, Chanhassen, MN 55317



OFFERING SUMMARY

AVAILABLE SF:	2,307 - 8,139 SF 3 bays; contiguous and divisible
LEASE RATE:	\$17.00 - 25.00 SF/yr (NNN)
BUILDING SIZE:	20,166 SF
RENOVATED:	2019
ZONING:	B-H Highway and Business Services District
MARKET:	Minneapolis
SUBMARKET:	Eden Prairie Retail Submarket
TRAFFIC COUNT:	38,000 Highway 5 aka Arboretum Boulevard

PROPERTY OVERVIEW

Beautiful retail space in the heart of downtown Chanhassen with abundant population (SF homes and new apartments), a great mix of local and national retailers, hotels, entertainment (Chanhassen Dinner Theater and more). High visibility location with strong traffic counts and easy access. Endcap space with drive-thru lanes. Ideal for restaurant, bank, medical/clinic, salon, professional services, yoga/fitness/martial arts and so much more.

Tenant mix currently includes bakery, sushi restaurant, tanning salon, professional services and dry cleaning.

Facing Highway 5 (Arboretum Blvd), signalized intersection at Great Plains Blvd.

PROPERTY HIGHLIGHTS

- Neighbors in the 2 block area: Chick-fil-A, Panera Bread, Buffalo Wild Wings, Chipotle, Tires Plus, Walgreens, O'Reilly Auto Parts, Holiday Stationstore, Potbelly, AT&T, Park Nicollet Urgent Care, Cub Foods.
- Drive thru lanes marked and ready for your approved use!
- Building and pylon signage available!
- Ample parking.
- 2021 CAM/Tax budget: \$8.21 per foot.

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CHANHASSEN, MN

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PRESENTED BY:

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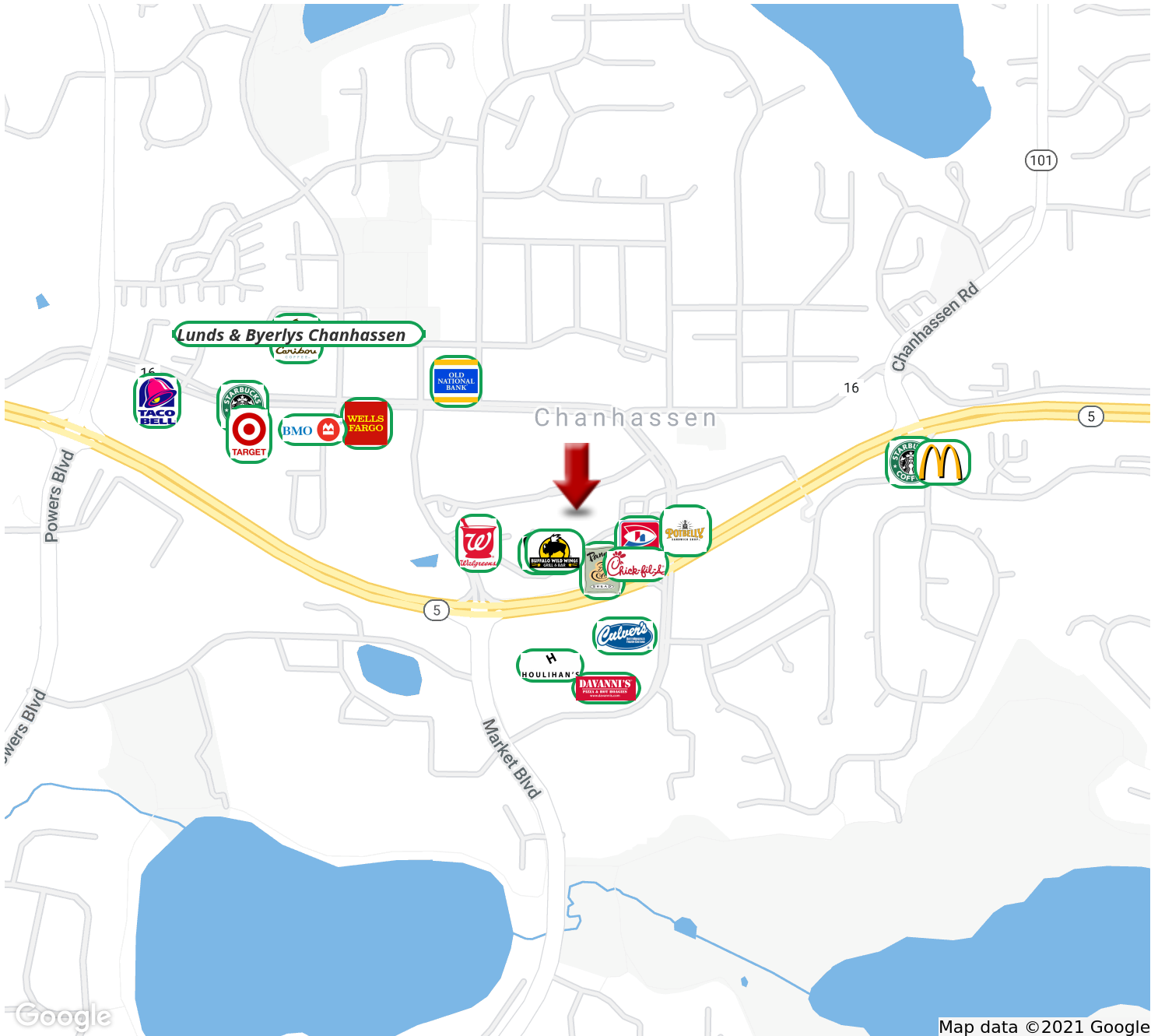
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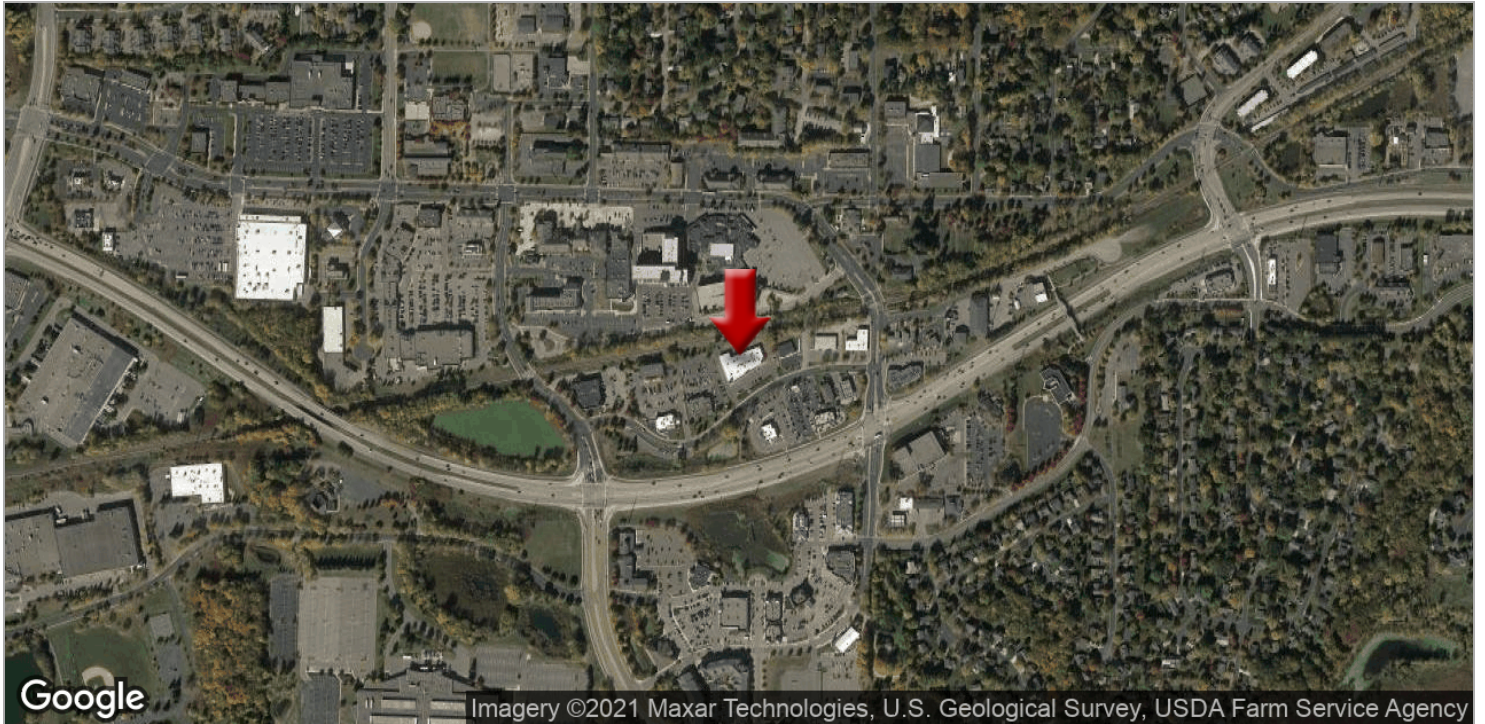
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
100	Strip Center	\$20.00 - 25.00 SF/yr	NNN	2,814 - 8,139 SF	Negotiable	End cap space with drive thru; wants to be a restaurant, bank or clinic.
102	Strip Center	\$17.00 - 20.00 SF/yr	NNN	2,307 SF	Negotiable	Demised and ready for your build out!
103	Strip Center	\$17.00 - 20.00 SF/yr	NNN	3,018 SF	Negotiable	End cap, with 3 exterior surfaces. Landlord willing to create glass openings and lots of natural light. Wants to be a yoga studio, insurance office or other professional services.

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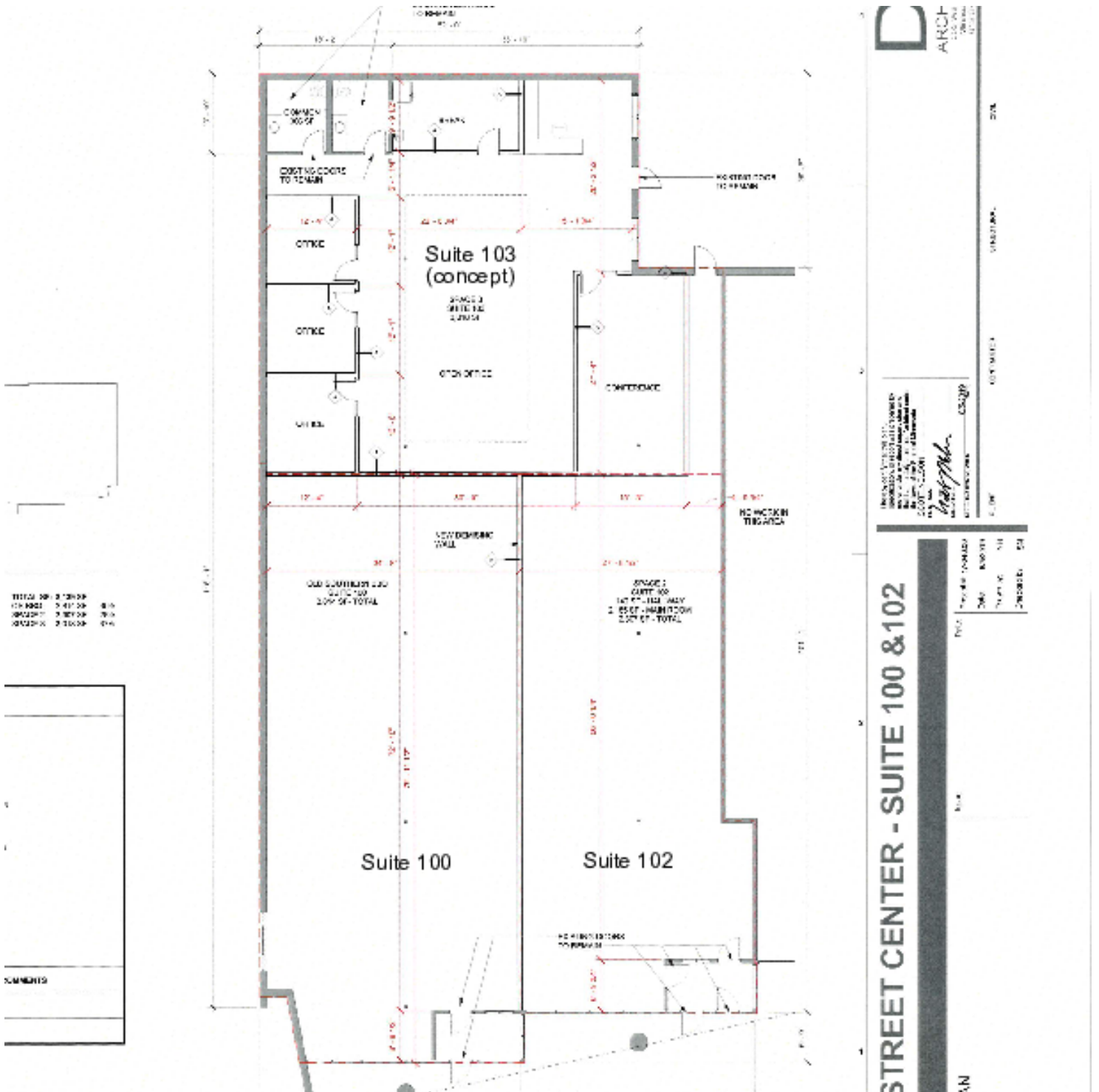
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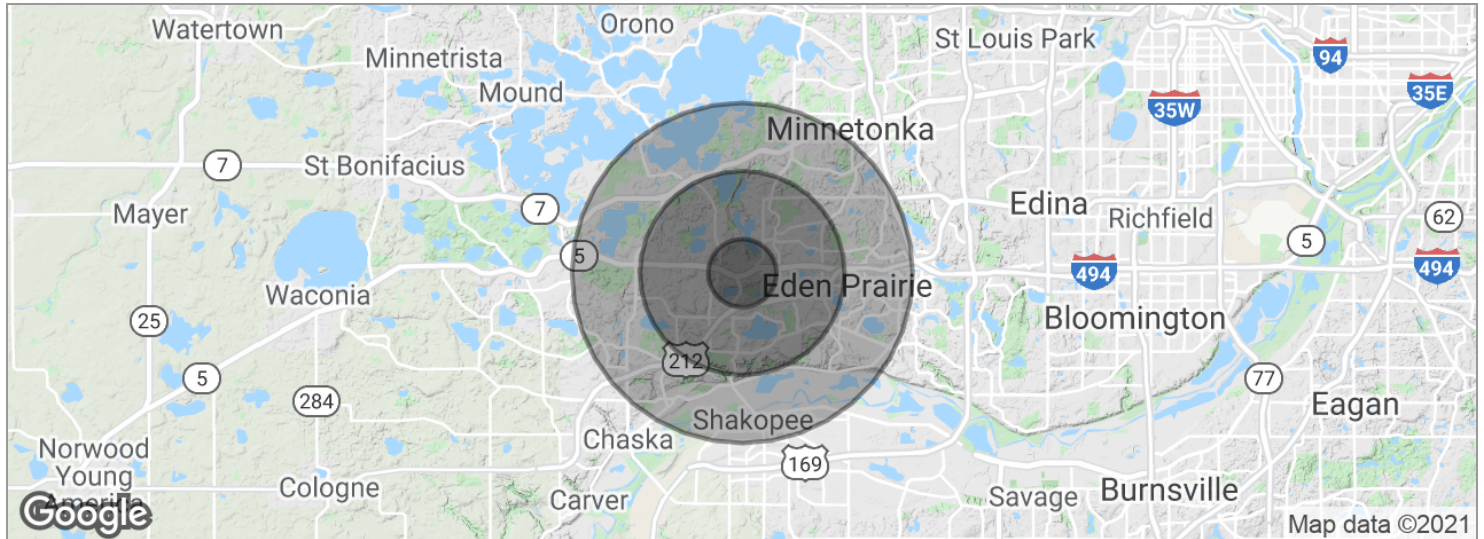
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,874	41,202	110,821
Median age	39.5	38.9	39.1
Median age (male)	36.4	38.0	38.4
Median age (Female)	40.4	39.3	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,379	14,944	40,811
# of persons per HH	2.5	2.8	2.7
Average HH income	\$92,870	\$132,407	\$128,537
Average house value	\$308,824	\$443,017	\$435,100

* Demographic data derived from 2010 US Census

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