

## RETAIL FOR LEASE

# PIKE PLACE CENTER | BASS LAKE ROAD

11540 Bass Lake Rd, Plymouth, MN 55442



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	1,151 and 1,090 RSF
<b>LEASE RATE:</b>	\$ 14 / RSF (NNN)
<b>CAM / TAXES:</b>	\$ 7.64 / RSF
<b>BUILDING SIZE:</b>	5,766 SF
<b>ZONING:</b>	C2

### PROPERTY OVERVIEW

2 Suites available for lease in this highly visible retail center on busy Bass Lake Road in Plymouth! End cap space, with drive-through window, former Taekwondo open space with small office & former fitness-related space also with open space and private restroom / shower. Variety of options for professional services, retail or medical / healthcare-related use. Ample parking available.

### PROPERTY HIGHLIGHTS

- Strong traffic counts 17,525/day on Bass Lake Road
- PRIME location in Plymouth, with easy access to freeways
- Area amenities galore
- Plymouth / Maple Grove demographics make this ideal for any retail or service-based business
- Landlord open to some buildout, given tenant financials and lease term
- Monument / Pylon signage available
- Located between Highways 494 & 169 on Bass Lake Road

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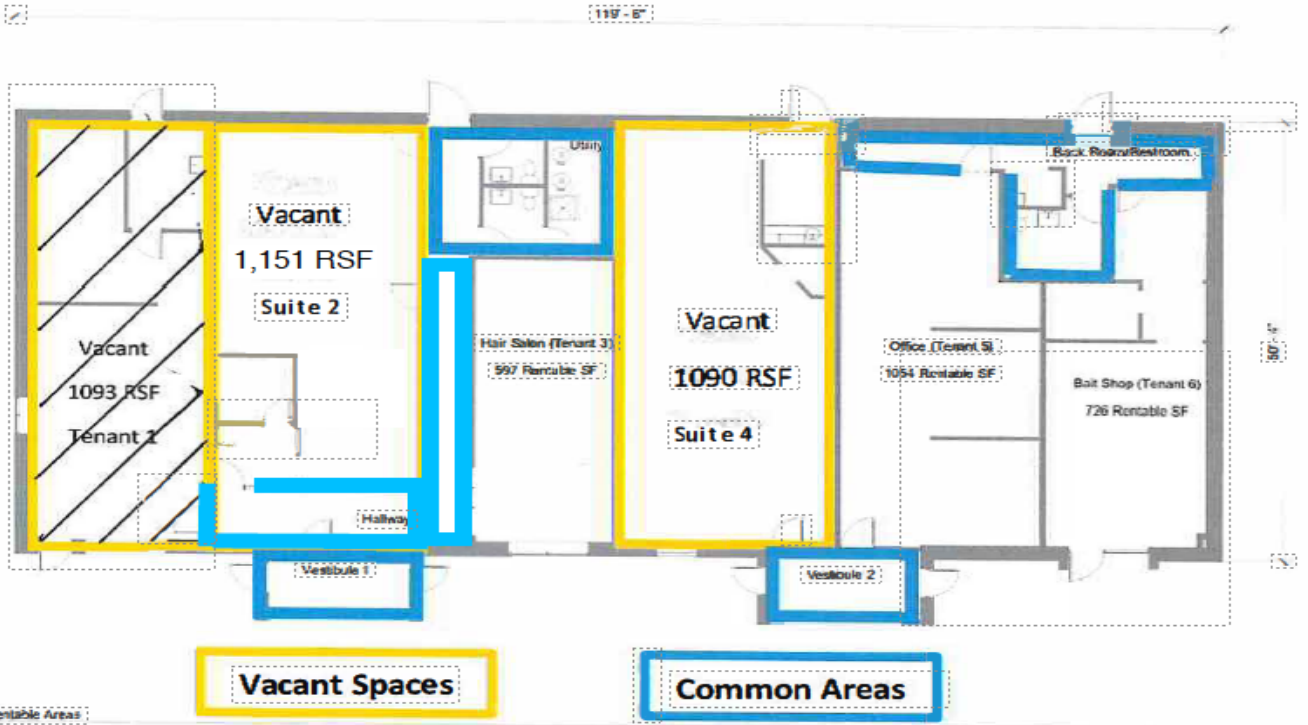
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First Floor Plan - Rentable Areas

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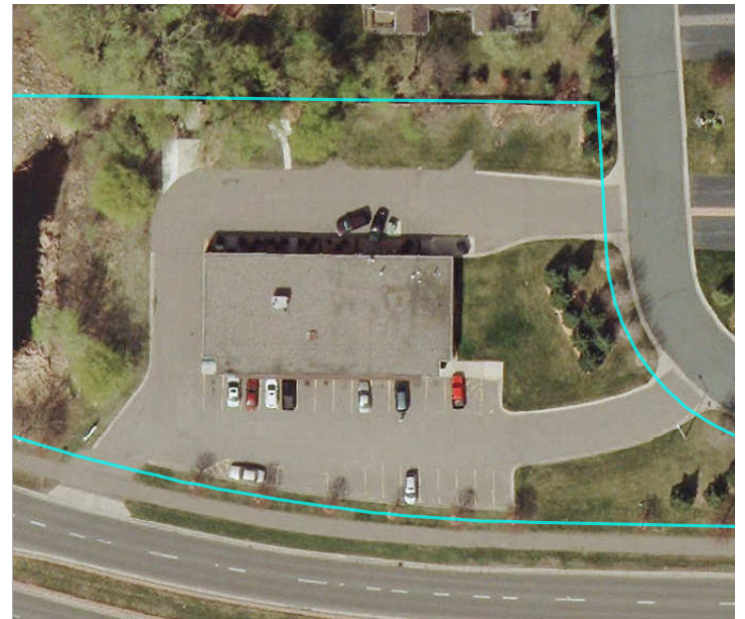
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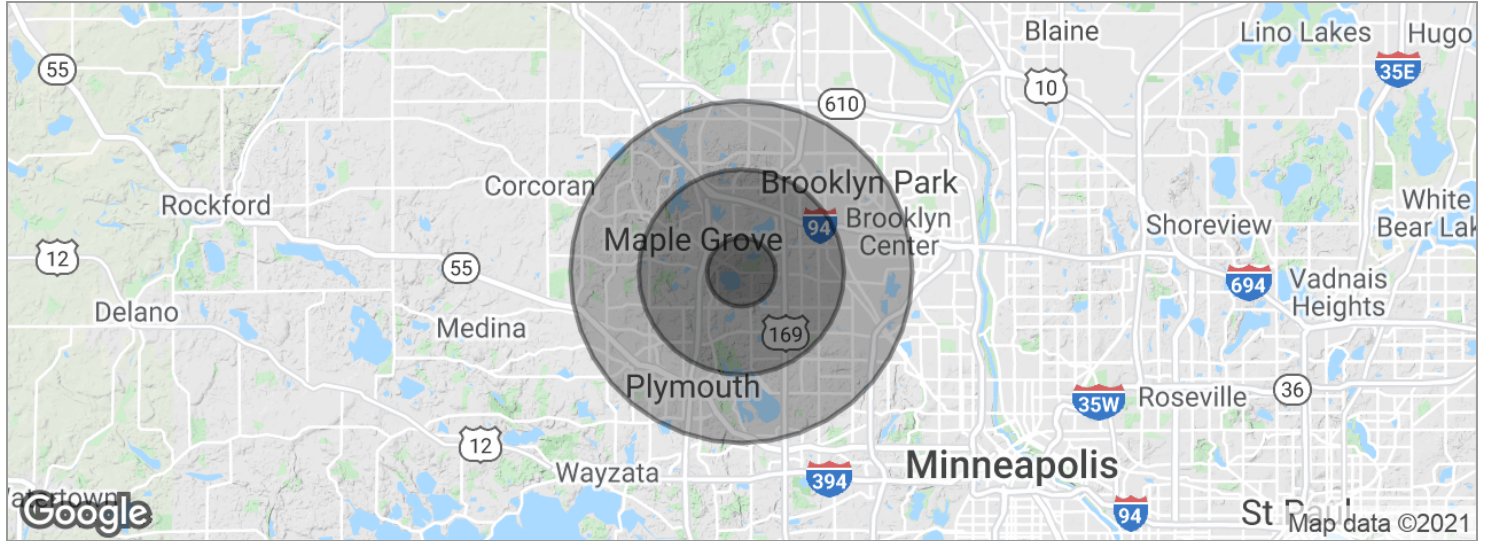
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,868	64,446	179,577
Median age	41.9	38.2	37.1
Median age (male)	42.3	37.2	36.0
Median age (Female)	41.2	39.4	38.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,495	26,309	71,581
# of persons per HH	2.4	2.4	2.5
Average HH income	\$113,608	\$96,678	\$89,378
Average house value	\$324,130	\$277,086	\$280,516

\* Demographic data derived from 2010 US Census

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