



GLEN LAKE STATION

14625-14731 Excelsior Boulevard | Minnetonka, MN 55345

Retail Space For Lease Along Excelsior Boulevard

Glen Lake Station is a neighborhood center conveniently located off of Excelsior Blvd in Minnetonka. Join co-tenants Unmapped Brewing Co, State Farm, Empanadas Del Sur Lomitos, Pet Stuff, Gina Marias Pizza, Fitness Together, Annie's Nails, Ken's Barber, E-cig POD, Aroma Family Spa and **COMING SOON – Haven Beauty Collective!**

Space Available:

- Suite 14665: 1,655 sf
- 2021 CAM: \$3.54 psf and Tax: \$3.00 psf



Highlights and Features:

- Located at a hard corner at a lighted intersection
- Excellent visibility
- Building signage
- Flexible space options
- Parking: 125 spaces
- Zoning: B2
- Area Tenants: Lunds & Byerly's, Caribou, BP, Tide Cleaners, Snap Fitness, Glen Lake Academy of Dance, Prestige Preschool Academy, Glen Lake Wine and Spirits, Gold Nugget, Glen Lake Dental, Glen Lake Animal Hospital, Mobile Hair Pro salon, Health Source, Gunstop

Demographics and Traffic Counts:

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- Daytime Population: 1 mile - 4,948, 3 miles - 62,895 and 5 miles - 214,429
- Average Household Population: 1 mile - 6,075, 3 miles - 58,630 and 5 miles - 156,912
- Average Household Income: 1 mile - \$167,812, 3 miles - \$148,238 and 5 miles - \$154,352
- Traffic Counts: 10,500 vpd - Excelsior Blvd and 7,100 vpd on Eden Prairie Road

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

MARY LINDELL

612.747.9854

mary@christiansonandco.com

AMY BERG

651.402.4916

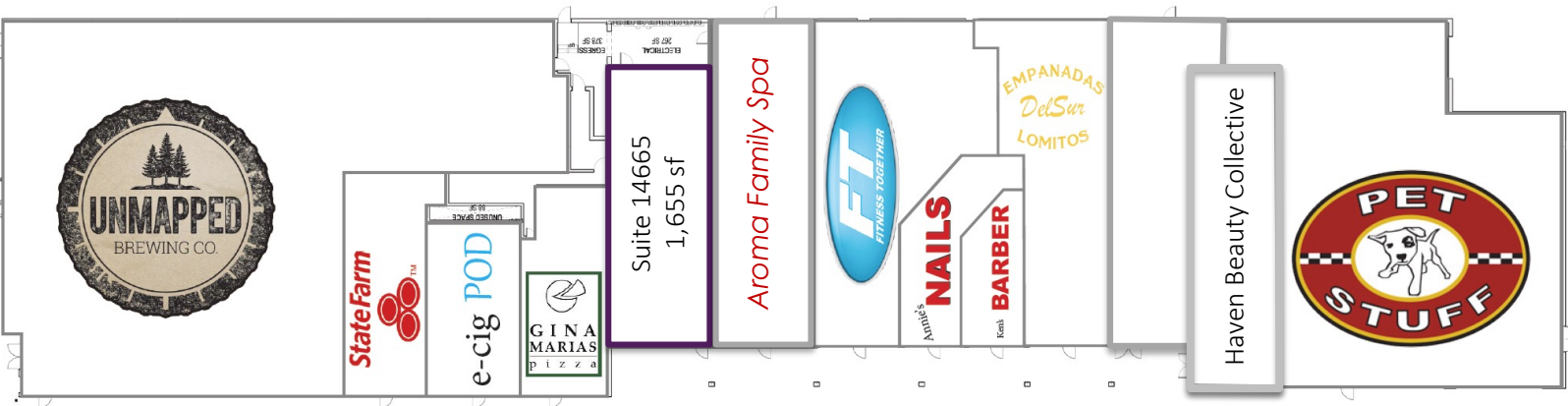
amy@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

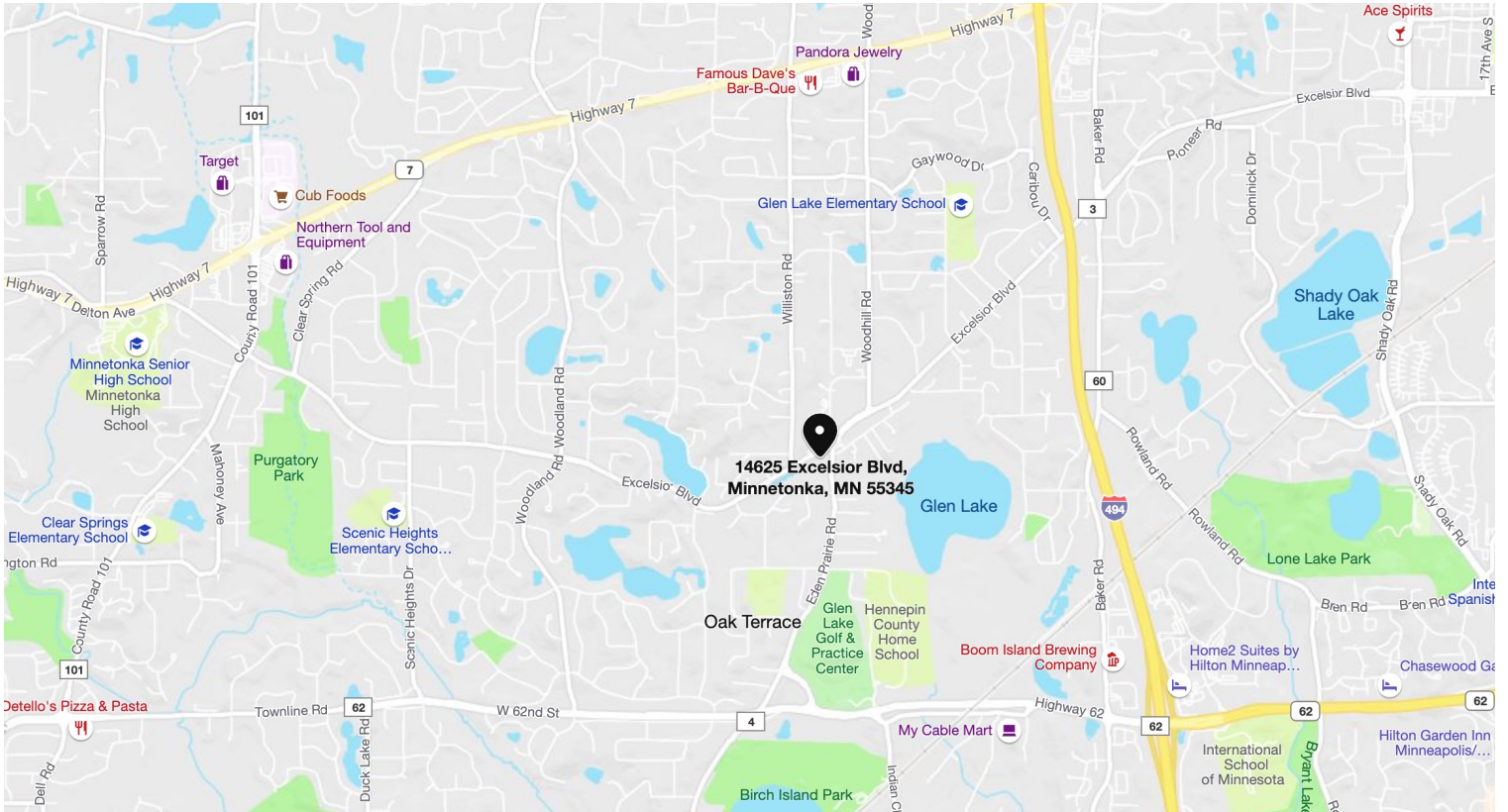
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info@SpaceAvailableMN.com | 952.921.5844

Site Plan



Map



Aerial



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