



320 LAKE DRIVE E

Chanhassen, MN 55317

Retail/Office Space For Lease

320 Lake Drive E is a 9,065 square-foot retail center located at the SW corner of Hwy 5 and Great Plains Boulevard in Chanhassen. Fantastic location for retail/fitness or medical-related uses.

Space Available:

- Suite 360/370: 3,009 sf (former restaurant with existing makeup air duct, bright, shell space with tall ceilings, can be demised)
- Suite 340/350: 4,212 sf (bright shell space with exposed ductwork and tall ceilings, can be demised)
- Suites 360/370 and 340/350: contiguous to 7,221 sf
- Suite 300: 835 sf
- 2021 CAM: \$5.50 psf and Tax: \$4.75 psf
- Lease Rate: \$12.00 psf NNN

Highlights and Features:

- Great visibility and access
- Local responsible management
- Ample Parking: 40 spaces
- All suites are customizable per tenants' requirements
- Co-tenant: Gina Marias Pizza
- Area tenants: Park Nicollet Urgent Care, New Horizon Academy, Lakewinds Co-op, Foss Swim School, Bonsai Korean Cuisine, Stretch LAB, Code Ninja's, ATA Karate, Dentistry On the Ponds, Johnson Fitness & Wellness Store, Culvers, Charter Bank, Orangetheory Fitness, Jungle Kitchen, Mainstream Boutique, Amazing Lash Studio, Davanni's, Total Wine, Houlihan's, AmericInn, Cub Foods and Target



Demographics and Traffic Counts:

- Average Household Population: 1 mile - 6,172, 3 miles - 51,236, 5 miles - 123,795
- Average Household Income: 1 mile - \$138,702, 3 miles - \$171,119, 5 miles - \$145,924
- Hwy 101 - 13,600 vpd, Hwy 5 - 39,000 vpd and Great Plains Blvd - 6,700 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

SABINE SHEA

612.203.5946

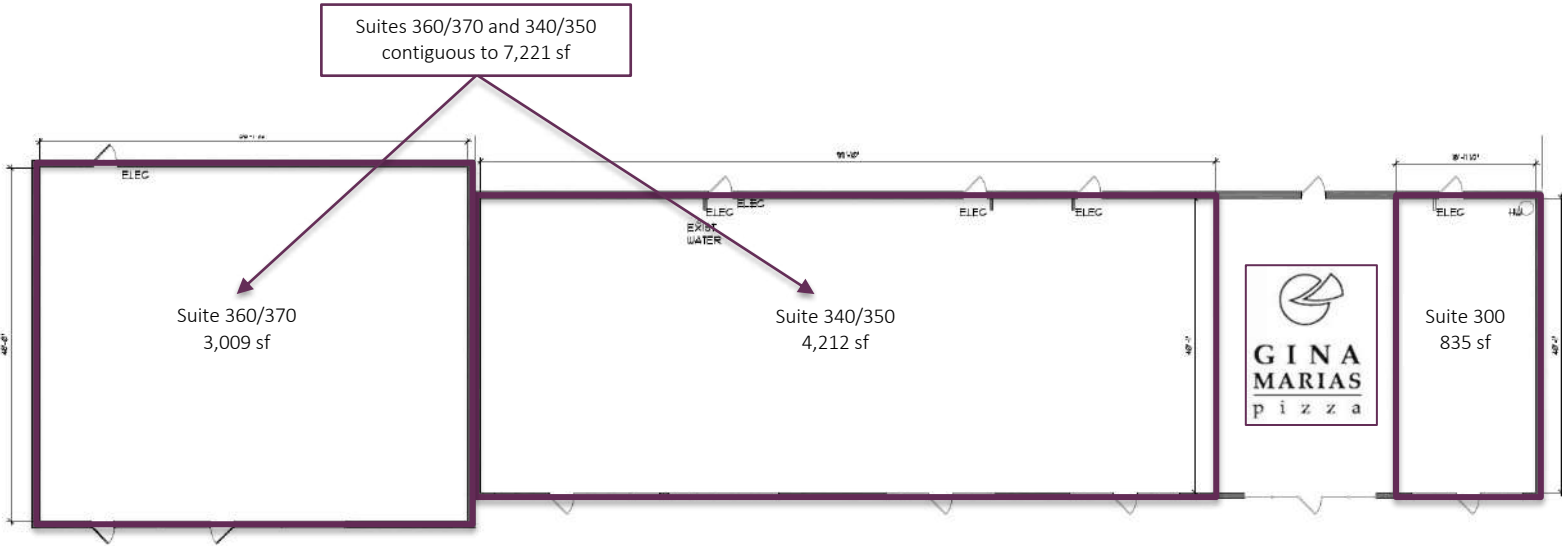
sabine@christiansonandco.com

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.

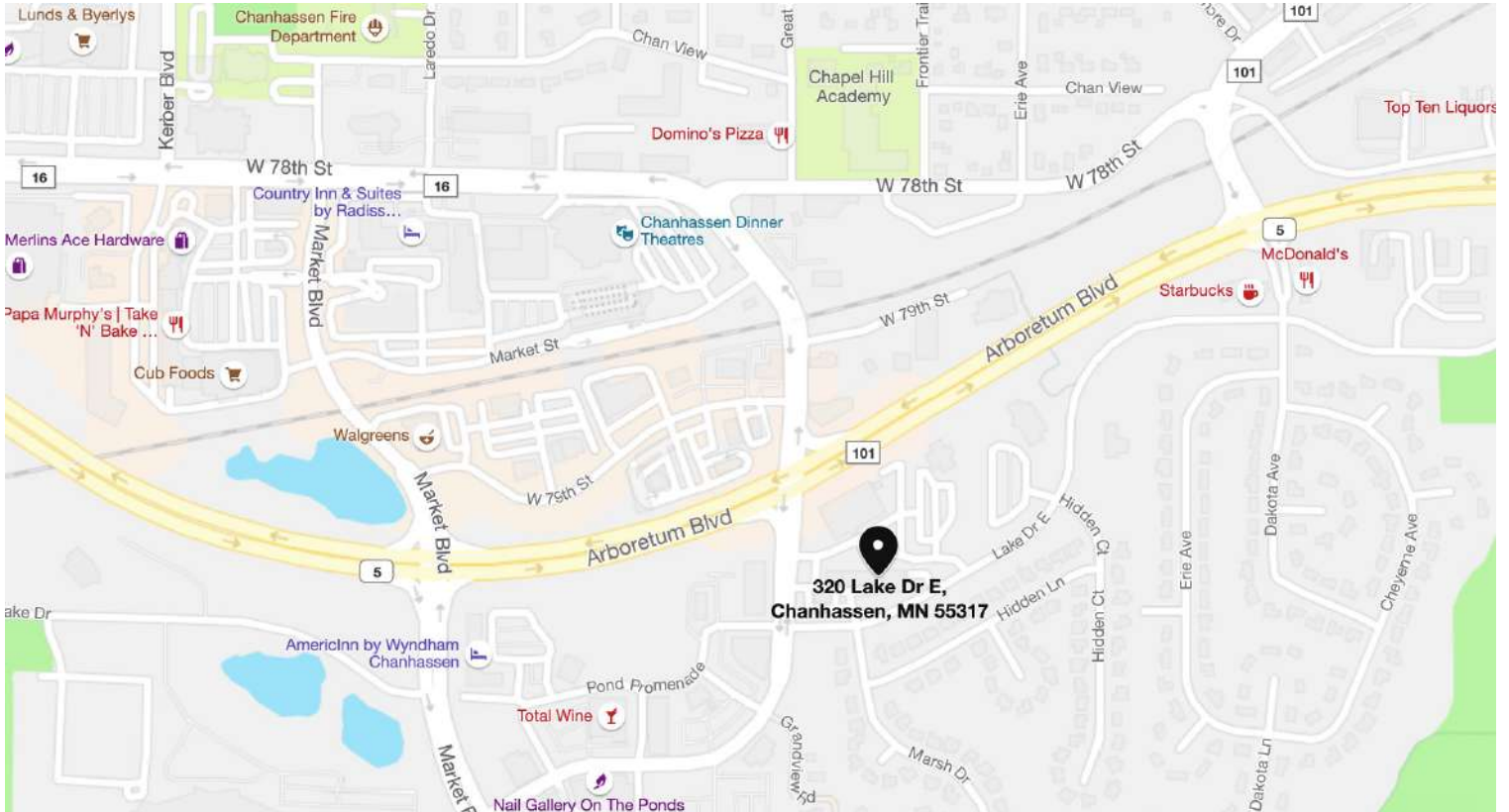
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info@SpaceAvailableMN.com | 952.921.5844

Site Plan



Map



Aerial



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