



# CHANHASSEN RIDGE

2651 W 78<sup>th</sup> St | Chanhassen, MN 55317

## 2,719 SF Retail/Office Space For Lease

Chanhassen Ridge is a convenient neighborhood center. Located on Hwy 5 in the fast-growing suburb of Chanhassen. Join co-tenants Jimmy John's, Mathnasium, Country Financial, and Edina Realty.

### Space Available:

- Suite 2651: 2,719 sf
- 2023 CAM: \$5.07 psf and Tax: \$5.05 psf
- Lease Rate: Negotiable NNN



### Highlights and Features:

- Easy access and great visibility from Highway 5
- Ample parking
- Building signage
- Zoning: PUD Planned Unit Development District
- Strong demographics
- Area tenants: Burger King, Taco Depot, BP, Viverant, Elite Nails, Restoration Chiropractic, Express Employment Professionals, Ivy Aesthetics, Michael Orthodontics, Tweet Pediatric Dentistry, Holiday Inn Express, KinderCare, US Bank, Crème de la Crème Learning, CVS, Kwik Trip, Chan Rec Center

### Demographics:

- Average Household Population: 1 mile - 2,394, 3 miles - 14,804 and 5 miles - 50,885
- Average Household Income: 1 mile \$130,722, 3 miles - \$118,918 and 5 miles - \$119,403
- Traffic Counts: Hwy 5 - 25,665 vpd, Hwy 41 - 14,258 vpd and W 78<sup>th</sup> St - 1,716 vpd



**Christianson & Company**  
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# Space Plan - Suite 2651



Floor Plan  
Scale 3/32=1'-0"

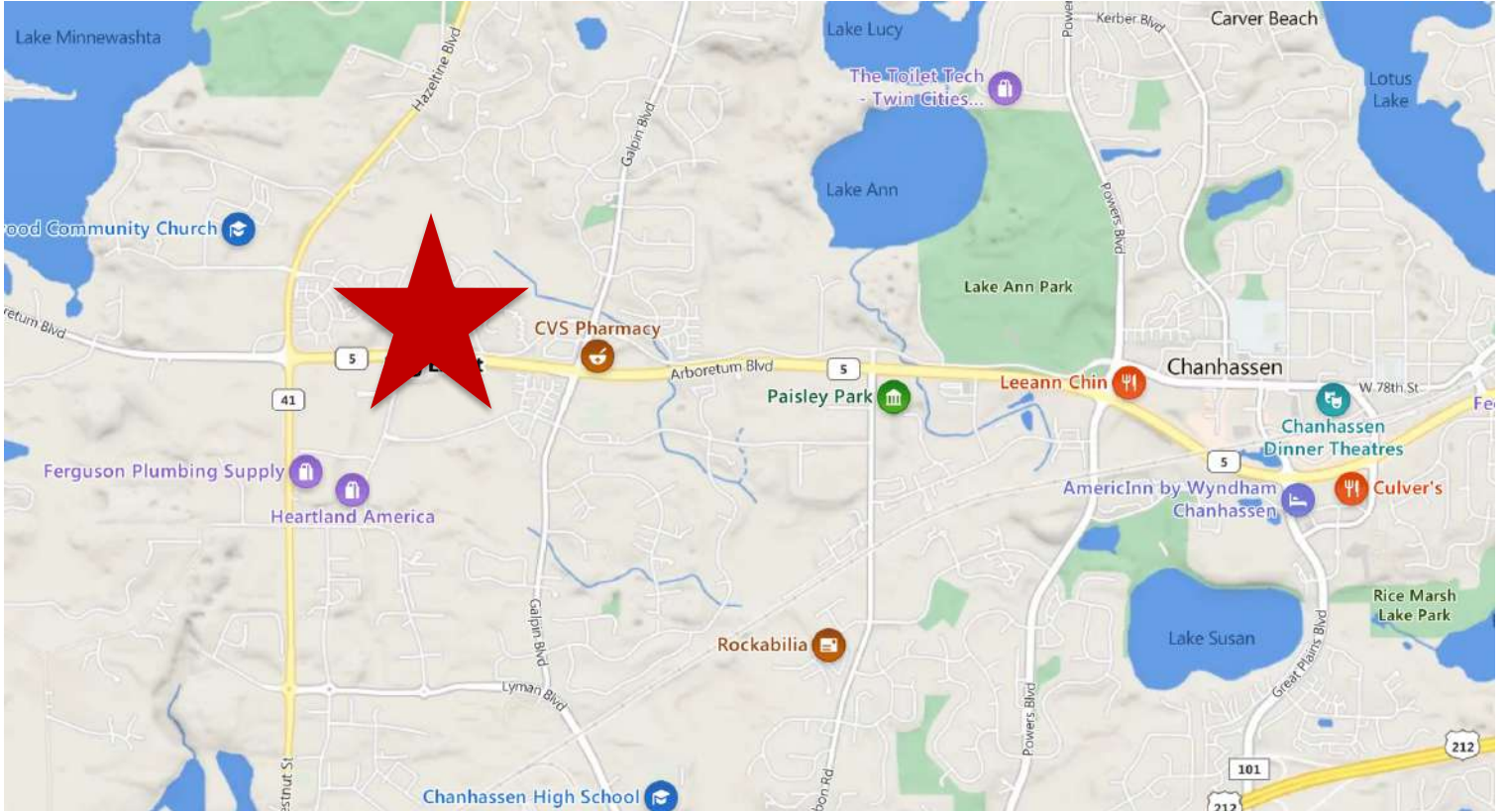
Country Financial	1,436 sf
Vacancy	2,719 sf
<b>Total</b>	<b>4,155 sf</b>

Comm: 2022.318.0  
Dated: 10.28.2022

**GENESIS**  
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Chanhassen Retail Center  
2651 West 78th Street  
Chanhassen, MN 55317

## Map



## Aerial



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