

2073A WEST WAYZATA BLVD

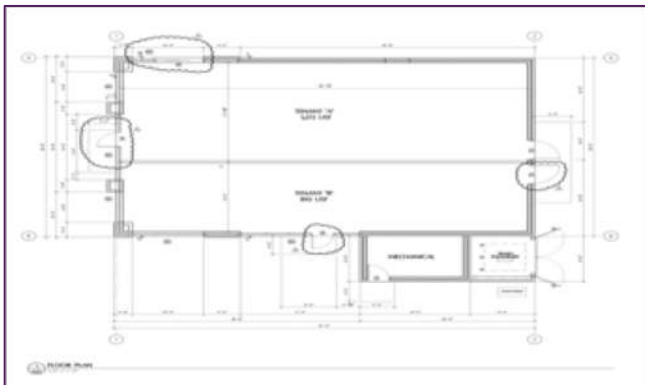
2073 West Wayzata Blvd | Long Lake, MN 55356

Free Standing Building & Inline Retail/Office Space Available!

Highly visible retail on Wayzata Blvd in Long Lake. Opportunity for inline or a 2,587 sf free-standing structure. Conveniently located and minutes away from Orono Senior High School. Join co-tenants Skingevity Med Spa, Anytime Fitness, Fabulous Nails, Pilgrim Cleaners, Body Glow Tanning, and Caribou Coffee.

Space Available:

- Suite 700: 2,164 (divisible to 892 sf and 1,272 sf)
- Suite 1200: 2,438 sf
- Suite 2073A: 2,560 sf building
- 2019 CAM: \$5.64 psf and Tax: \$4.74 psf
- Lease Rate: Negotiable



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Highlights & Features:

- B2-A Zoning Service Business District
- Built in 2005
- Ample parking
- Located in the growing city of Long Lake
- Great visibility
- Potential for signage
- Strong demographics
- Area Tenants: McDonald's, Super America, Alchemy Soccer Training, Harvest Moon Food Co-op, Otten Bros Garden Center & Landscaping, Asteria Inn & Suites, Inner Circle Fitness, Primo Plates & Pours, Domino's Pizza, Long Lake True Value, Lakeside Wine & Spirits, Red Rooster Bar & Restaurant

Demographics and Traffic Counts:

- 2018 Average Population: 1 mile - 1,899, 3 miles - 4,930 and 5 miles - 16,494
- 2018 Average Household Income: 1 mile - \$122,671.40, 3 miles - \$123,048.22 and 5 miles - \$123,734.76
- Traffic Counts: 23,100 vpd on US 12 and 12,000 vpd on Wayzata Blvd

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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.

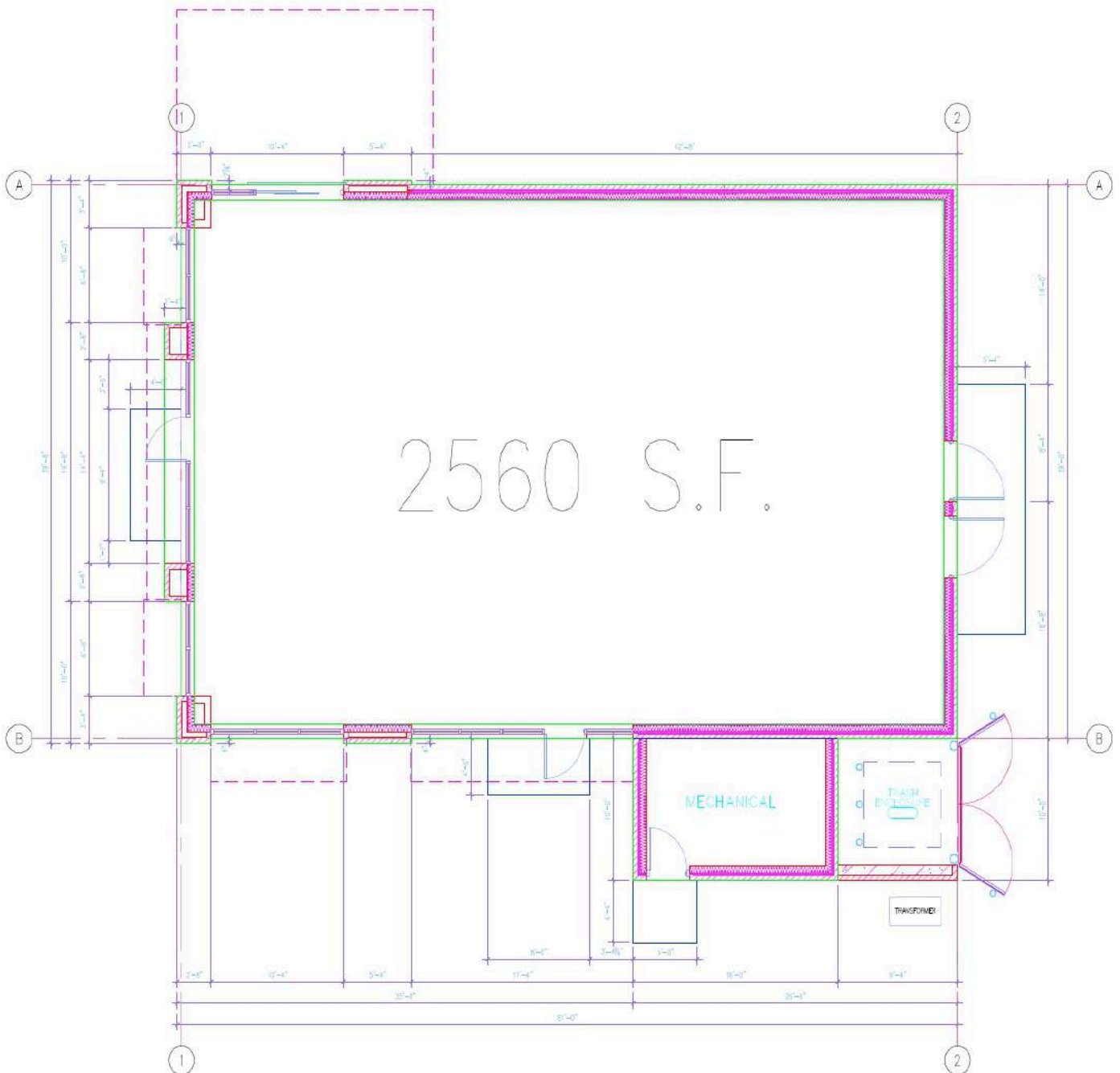
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Space Plan - Suite 2073A

EXHIBIT

2073-A WAYZATA BLVD



In-line Retail Center



Aerial Map



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