



101 East First Street | Chaska, MN 55318

## Office/Service Retail Space For Lease In Historic Downtown Chaska

Zen Chaska is conveniently located on heavily traveled Highway 41. Traffic counts exceed 38,000 vehicles per day. This highly visible mixed-use property offers upscale retail and multi-tenant housing in historic downtown Chaska. Join co-tenants Ameriprise, Carver County, and Michael's Cycles.

### Space Available:

- Suite R102: 3,043 sf (former real estate office)
- Suite R100: 600 sf (former salon)
- Lease Rate: Negotiable



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### Highlights and Features:

- 164+tenants (senior housing) above
- Great glass line
- Parking: Interior courtyard and free on-street parking
- Conveniently located off of Hwy's 169, 41 & 212
- Great Hwy 41 frontages for all of the available suites
- Area tenants include Domino's Pizza, 501 & Company Shop, Walgreens, Crooked Pint Ale House, Dolce Vita Wine Shop, Coldwell Banker Burnet, Pure Market Express, Body Expressions Consignment and Cy's Bar and Grille

### Demographics:

- 2018 Average Population: 1 mile - 3,856, 3 miles - 16,409, 5 miles - 39,960
- 2018 Average Household Income: 1 mile - \$60,969, 3 miles - \$86,150, 5 miles - \$91,912

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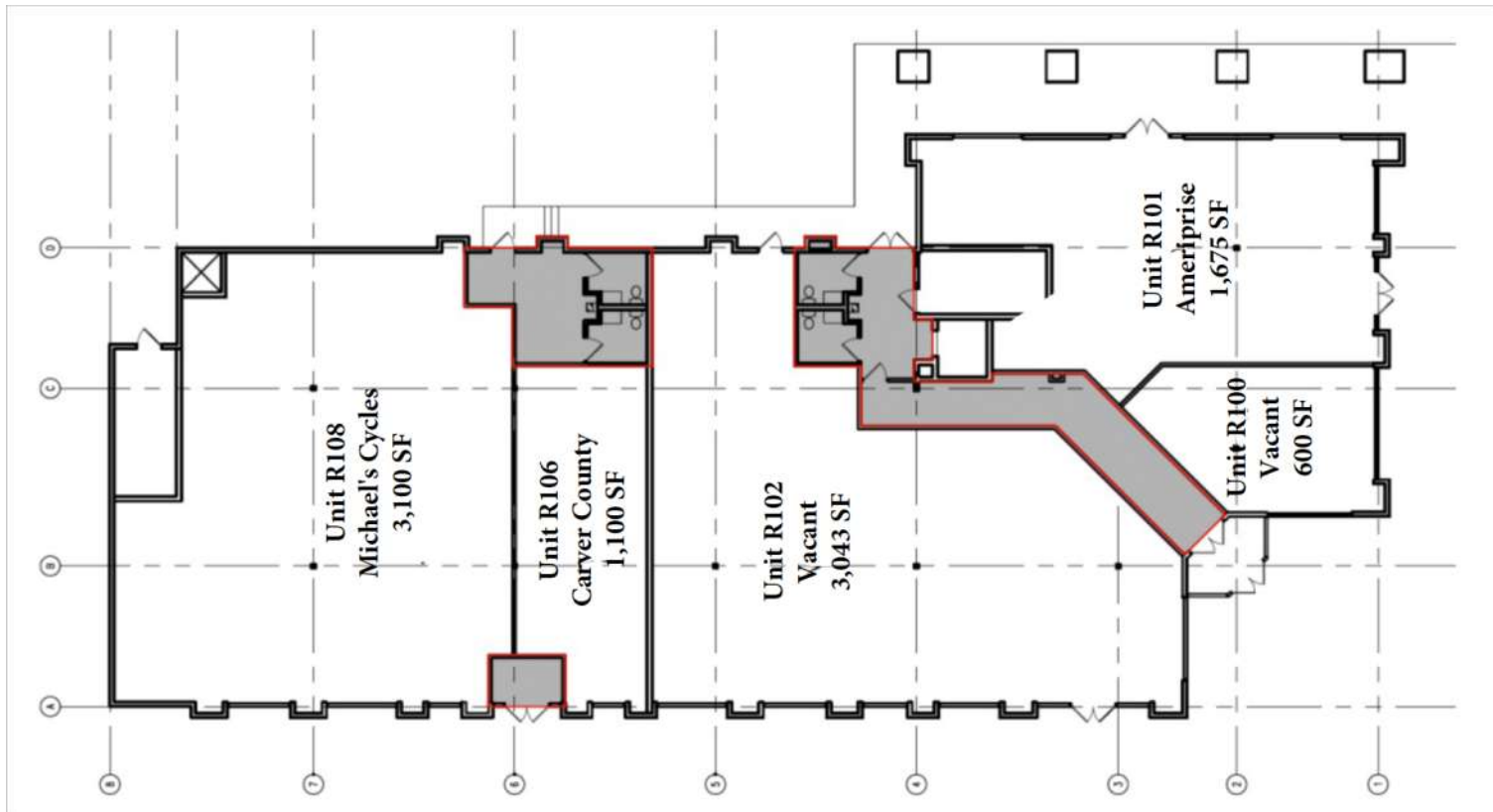
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Site Plan



## Aerial



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