



GLEN LAKE CENTER

GLEN LAKE, MN

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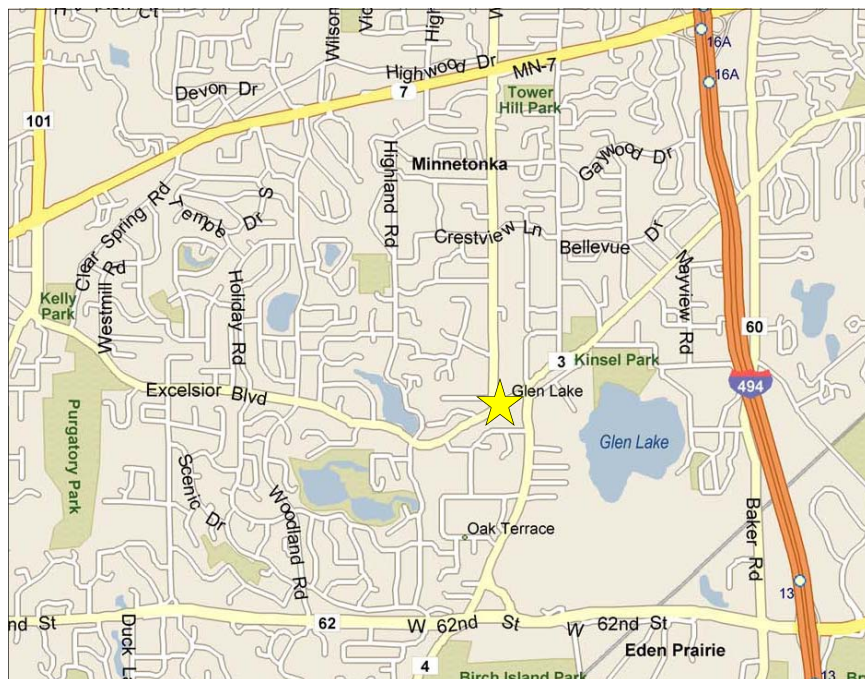
Remodeling Coming Soon!



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Project Highlights:

- Great opportunity along the highly-desirable *Excelsior Boulevard* roadway; this project is slated for a facelift including new pylon optpy
- Take advantage of excellent area household incomes (see reverse)
- Lease from 741-9,450 square feet; *End cap currently available*
- Join a variety of other retailers including: Sir Knight Cleaners, Gina Maria's Pizza, Studio 13 Hair Salon, and Tonka Cycle & Ski
- Well-suited for many businesses such as: Floral, Bakery, Pet Spa&Hotel



CONTACT

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Location	14729 Excelsior Boulevard, Glen Lake, MN 55345 (Hennepin County)		
Building SF	30,400 sf		
Available	741-9,450 sf		
Projected Use	Service-Retail		
Amenities	High visibility, lots of parking		
Offering	\$10.00-\$18.00 psf, NNN		
2010 Taxes	\$3.28 psf, estimated		
2010 CAM	\$1.84 psf, estimated		
Parking	140+ stalls on site		
Co Tenants	Tonka Cycle & Ski, Studio 13 Salon, Gina Maria's Pizza, Sir Knight Cleaner's		
Nearby Retail	Kraemer's Hardware, Zoss Drug, Fresh Season Market, Glen Lake Dental		
Demographics <i>(2009)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	5,926	58,028	148,552
Households	2,286	23,531	61,647
Avg. HH Income	\$138,919	\$124,619	\$132,188
Traffic Counts <i>(MNDOT 2007)</i>	Excelsior Blvd: 10,700 vpd		
	Williston Rd: 3,850 vpd		
Contact	Tim Igo 651-209-9613 tim@suntide.com		
Website	www.suntide.com		

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