



# THE MIST ON MINNETONKA

## COMMERCIAL CONDOS FOR SALE

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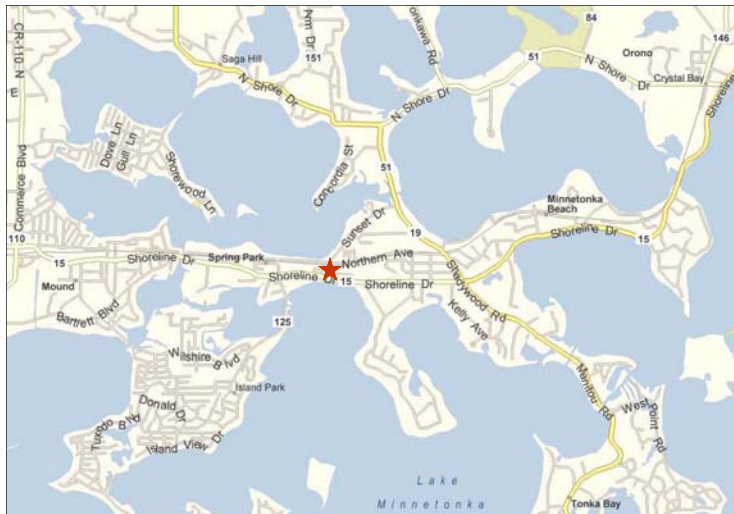
### Property Highlights:

Here is a great opportunity to anchor your business ON Lake Minnetonka and partake in the beautiful views. "The Mist" project is located at the intersection of Shoreline and Sunset Drives.

Typical household incomes within a 5 mile radius exceed \$150,000.

Purchase from 1,288 up to 1,445 square foot commercial condos; please see reverse for a site plan.

Close proximity to Lord Fletchers.



### CONTACT

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**Location** 4201 Sunset Drive, Spring Park, MN 55384 (Hennepin County)

**GLA** 12,699 retail sf

**Available** 1,288-1,445  
contiguous square feet

**Purchase Rate** \$175.00 psf

**2009 Taxes** \$1.84 psf, estimated

**Parking** 37 retail spaces

**Traffic** Shoreline Drive: 19,100 vpd  
2007, MNDOT

**Co Tenants** Three Point Solutions, Solus Industries

**Demographics**  
(2008)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,888	22,242	44,291
Households	1,859	9,179	17,408
Avg. HH Income	\$114,880	\$136,248	\$150,588

**Retail Floor Plan**



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