

10730-10760 Highway 55

PLYMOUTH, MN



RETAIL LEASE BROCHURE

KW COMMERCIAL

13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

PRESENTED BY:

ROYCE DURHMAN, CCIM

Associate Director
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

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10730-10760 Highway 55, Plymouth, MN 55441



OFFERING SUMMARY

AVAILABLE SF:	End Cap: 3,000 SF Interior: 2,260 SF Total: 5,260 SF
LEASE RATE:	\$22.50 - 25.50 SF/yr (NNN)
CAM & TAXES (2021):	\$3.65/SF RE Taxes \$2.25/SF CAM \$5.90/SF Total
BUILDING SIZE:	7,580 SF
ZONING:	C-3 Highway Commercial
TRAFFIC COUNT PER DAY:	39,000- Hwy. 55 5,100- 10th Ave. N
PARKING:	25 off-street spaces

PROPERTY OVERVIEW

7,580 sq. ft. strip center with a 3,000 sq. ft. end cap space and a 2,260 sq. ft. interior space available. Both spaces can be combined to 5,260 sq. ft.

PROPERTY HIGHLIGHTS

- Conveniently located off Hwy. 55 with great visibility and 39,000 traffic counts per day!
- Extremely low CAM & Taxes compared to other retail properties in the Plymouth area.
- Pylon signage and building signage available
- Other retailers within a .5 mile radius include: McDonalds, Cub Foods, Starbucks, Arby's, Chuck & Don's, Holiday Station, Merwin Liquors, Bachman's Floral, New Horizon Academy, Famous Dave's, Mister Car Wash, and more!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,345	27,799	87,858
TOTAL POPULATION	5,393	61,757	199,002
AVERAGE HH INCOME	\$90,521	\$88,896	\$85,687

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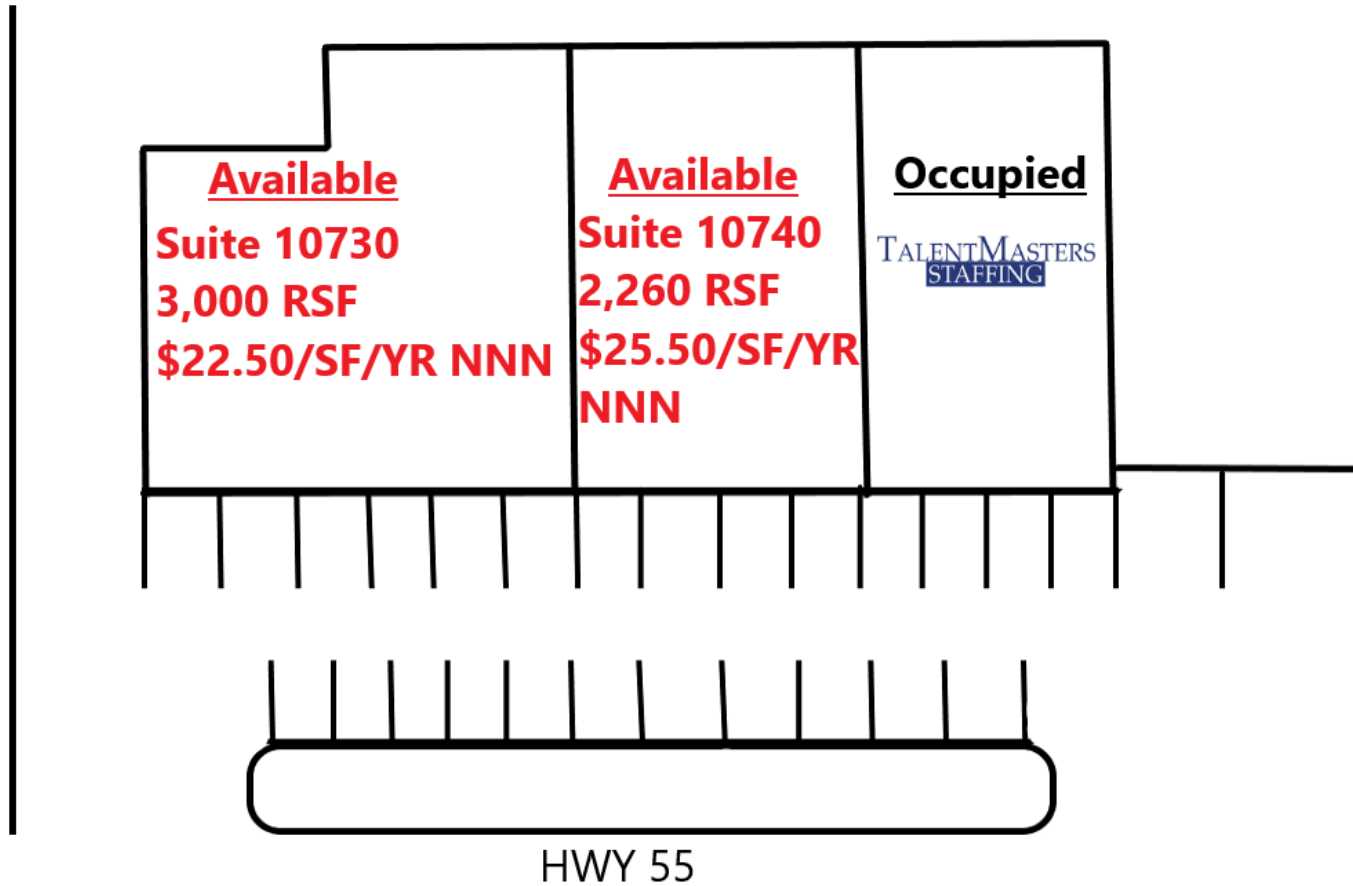
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SITE PLAN

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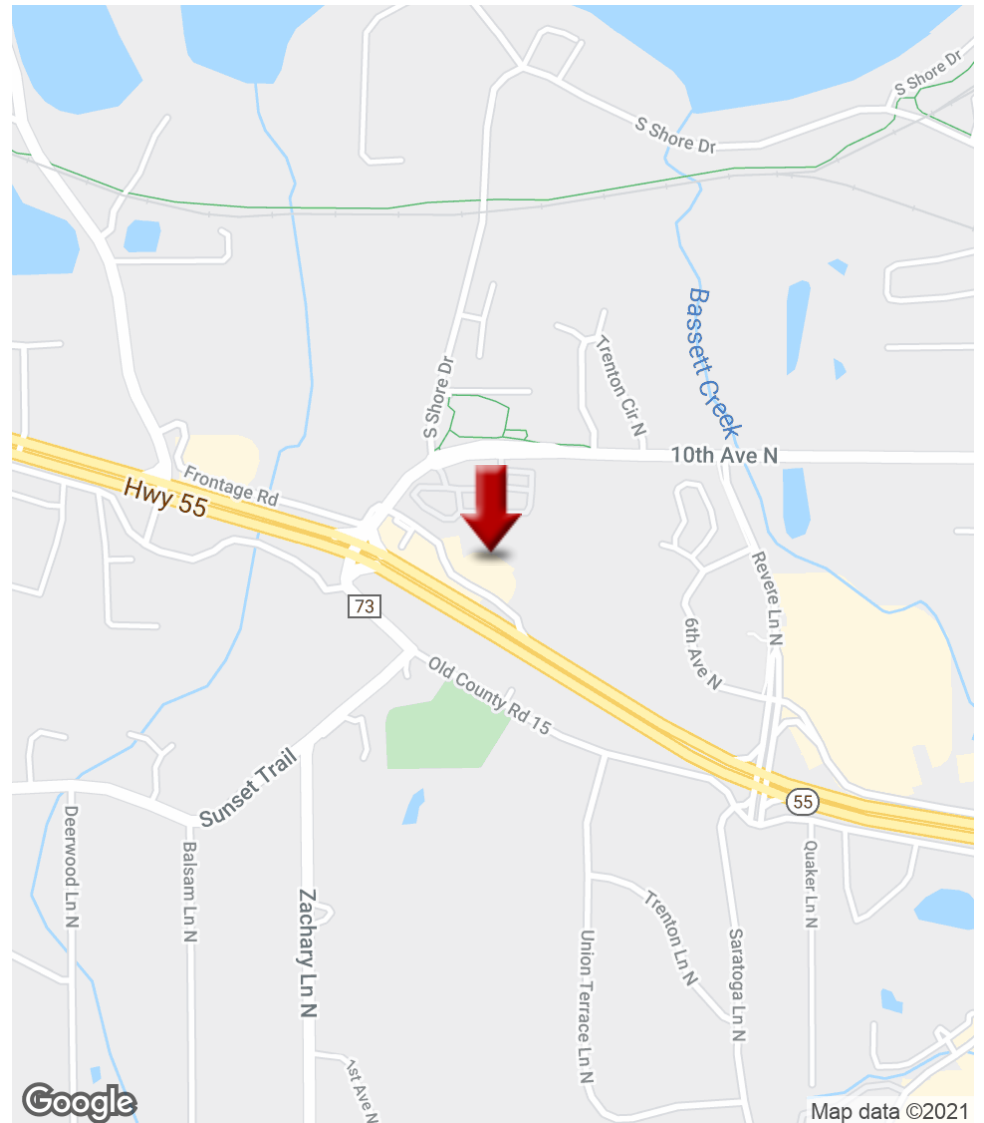
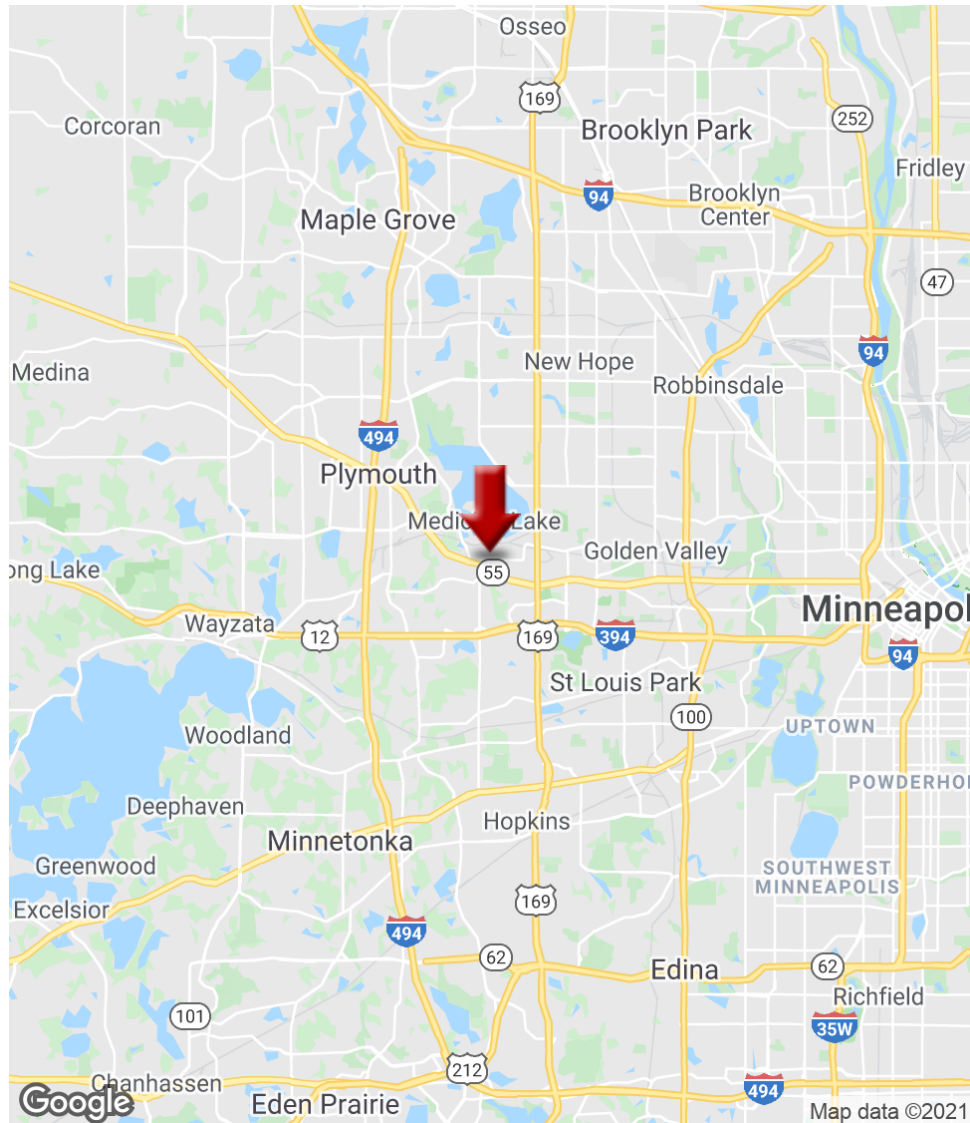
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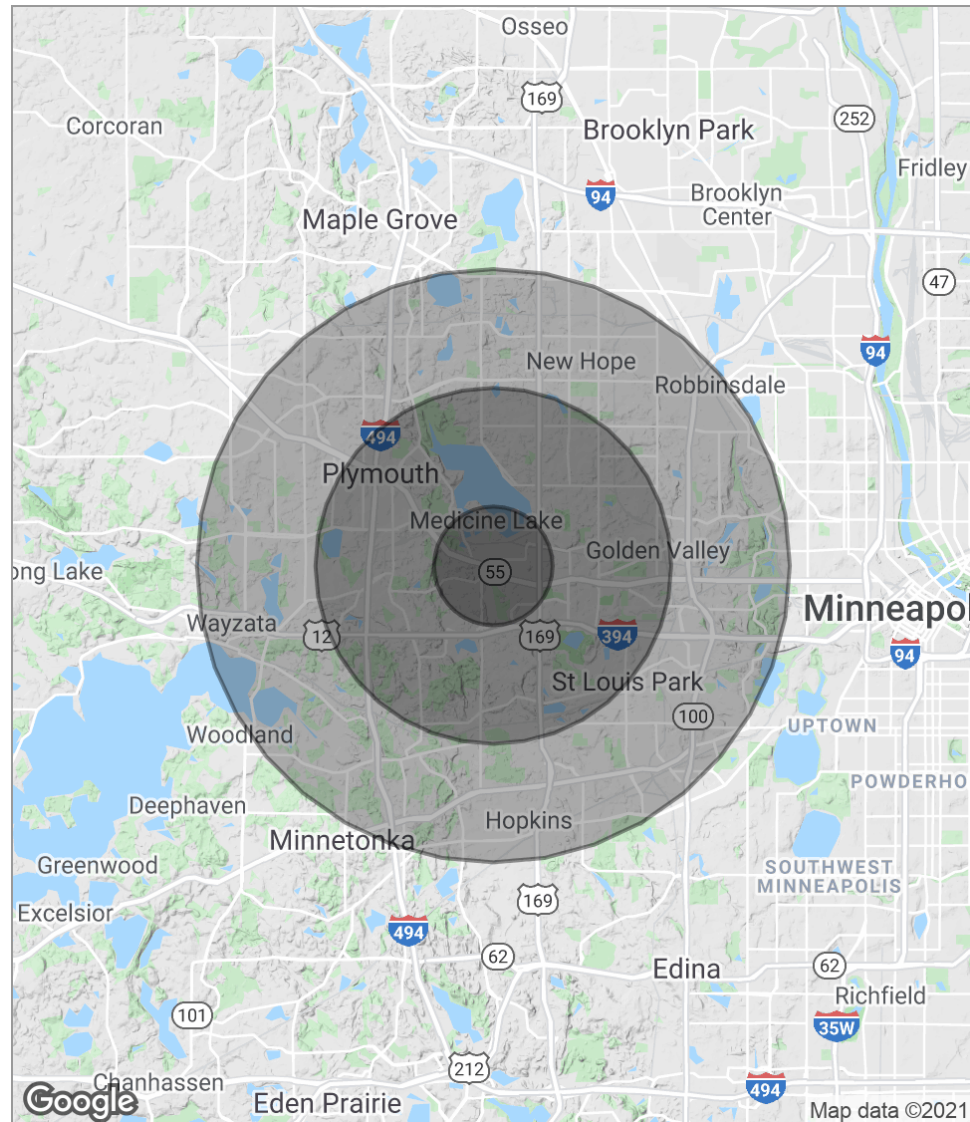
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,393	61,757	199,002
Median Age	38.4	39.8	39.0
Median Age (Male)	38.0	39.1	38.0
Median Age (Female)	38.2	40.1	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,345	27,799	87,858
# Of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$90,521	\$88,896	\$85,687
Average House Value	\$346,930	\$325,573	\$310,330

* Demographic data derived from 2010 US Census

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