

COMMERCIAL PROPERTY FOR LEASE

STONEGATE PLAZA

5241 Shoreline Drive, Mound, MN 55364



OFFERING SUMMARY

AVAILABLE SF:	1200-9700 SF
LEASE RATE:	\$8-\$12/ SF NNN
LOT SIZE:	3.25 Acres
YEAR BUILT:	1960
BUILDING SIZE:	32,425 SF
RENOVATED:	2006
ZONING:	B1

PROPERTY OVERVIEW

Stonegate Plaza is located along the highly traveled Shoreline Drive in Mound along the western shores of Lake Minnetonka. The neighborhood center is adjacent to single family homes, several bays of Lake Minnetonka, public parks and schools.

PROPERTY/AREA HIGHLIGHTS

- Excellent access, visibility along Shoreline Drive; 1 block from Lake Minnetonka
- Over 100 parking stalls, convenient parking 3 sides
- Traffic Count- 11,739 VPD along Shoreline Drive
- Average Household Income: 3 mile- \$103,913 , 5 miles- \$121,983, 10 miles- \$128,862
- Average Population: 3 mile- 20,096, 5 miles- 39,780 , 10 miles- 143,019
- Co-Tenants include Domino's, 3soteric Life-Martial Arts, Mainstreet Church, We Can, CorTrust Bank
- Area Tenants: Ridgeview Clinic, Subway, Caribou, Jubilee Foods, Walgreens, Mound True Value Hardware
- Mound is main trade area for Minnetrista, Orono, Watertown, Independence, St. Bonifacious & Laketown Twp with over 40,000 population (MnData 17)
- Mound population, 9514 (2017), more that Wayzata, Excelsior & Spring Park combined, 8772 (2017)

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Pylon Signage Available



Exterior view of Suite D



Exterior view of Suite E



Exterior view of Suite F left of Domino's

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City of Mound-B1 Central Business Zoning:

Permitted Uses:

Restaurants, Retail Businesses, Service shops, Theaters, Public Park & Recreation, Public Buildings, Private Lodges & Clubs, Offices, Medical & Dental Clinics, Liquor Stores, Laundry & Dry Cleaning, Corporations (Religious, Health, Educational, or Charitable Nature, Health Club, Fitness Center, Dance Studio, Grocery Store, Drug Stores

Conditional Use:

Animal Hospital, Accessory Outdoor Retail Uses, Auction Hall, Boat & Marine Sales, Brewery, Brewpub, Commercial Recreation, Cultural & Fraternal Institutions, Drive-In Retailing Establishments, Essential Service building, Hospitals, Licensed Daycare Facilities, Limousine Service, Microdistillery, Motel & Motor Hotels, Multiple Dwelling Structure, Newspaper Printing or Published Shops, Public & Private Schools, Restaurants Class II & III, Retail & Mail Order Business, Taproom, Wholesale & Assembly Operations

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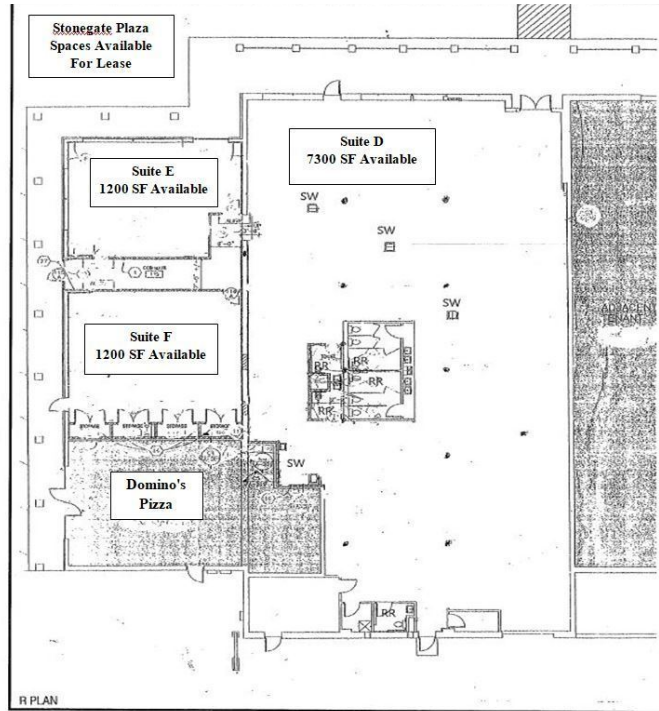
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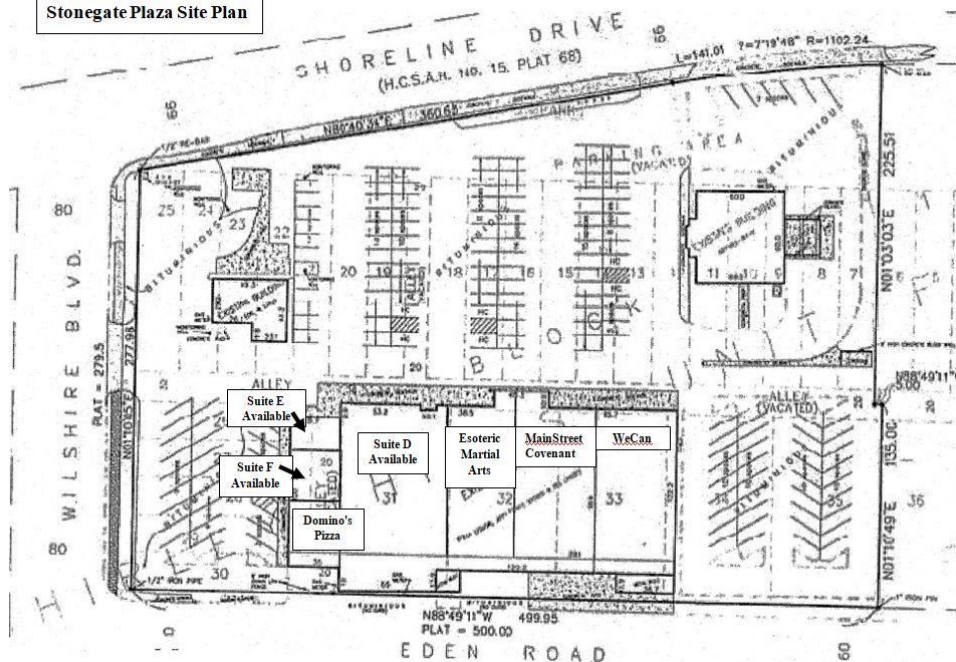
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Stonegate Plaza Site Plan



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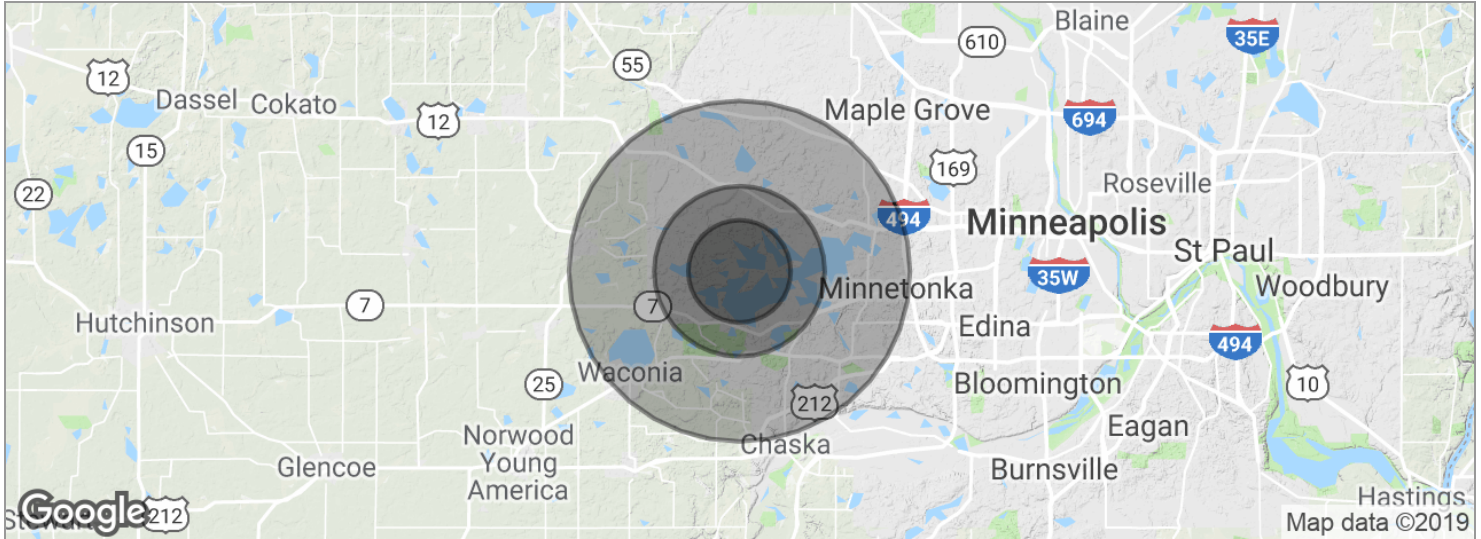
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	20,096	39,780	143,019
Median age	42.3	41.8	40.2
Median age (male)	41.4	41.1	39.5
Median age (Female)	42.8	42.1	40.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8,294	15,345	53,699
# of persons per HH	2.4	2.6	2.7
Average HH income	\$103,913	\$121,983	\$128,862
Average house value	\$440,878	\$475,748	\$477,862

* Demographic data derived from 2010 US Census

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