

LONDON SQUARE

6528 W. Lake St. , St. Louis Park, MN 55416



OFFERING SUMMARY

AVAILABLE SF:	1,225 SF
LEASE RATE:	\$2,000.00 SF/month (Gross)
USES:	Retail/Office Storefront
YEAR BUILT:	1949
BUILDING SIZE:	12,538
ZONING:	Commercial
MARKET:	Minneapolis/St. Louis Park
PARKING:	Off-street and Street Parking Available

PROPERTY OVERVIEW

1225 SF (approximate) of office/retail storefront available in the heart of St. Louis Park. Great visibility from Lake Street, and the St. Louis Park Orioles football field. Perfect space for insurance agents, accountants, attorneys, and most retail. Close proximity to quality neighborhoods, bus, SW light rail, Methodist Hospital, Highway's 7 & 100. Major employers and retailers nearby include St. Louis Park High School, Park Immersion School, Park Tavern, BigO Tires, Davita Dialysis, McDonalds, and more!

PROPERTY HIGHLIGHTS

- Building signage available
- Plenty of off-street parking on the side and rear of the building, plus street parking on both sides of Lake St.
- On site ownership and property management
- New building ownership, landlord making improvements inside and out.
- Bus line and light rail within walking distance
- 3 yr. lease term minimum

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

GREGORY OLSON
Agent
O: 612.701.9081
C: 612.701.9081
golson@kwcommercial.com

ROYCE DURHMAN, CCIM
Associate
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

Each Office Independently Owned and Operated kwcmidwest.com/

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.

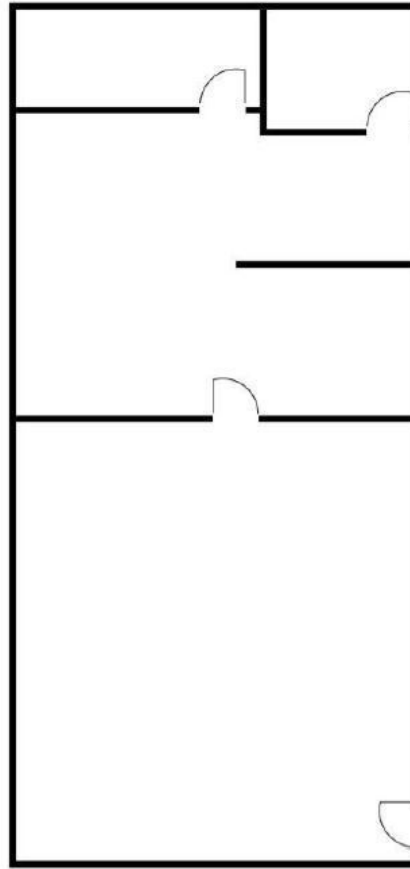
RETAIL FOR LEASE

LONDON SQUARE

6528 W. Lake St. , St. Louis Park, MN 55416



Floor Plan



1,225 RSF

*Floor plan not to scale

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

GREGORY OLSON
Agent
O: 612.701.9081
C: 612.701.9081
golson@kwcommercial.com

ROYCE DURHMAN, CCIM
Associate
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

Each Office Independently Owned and Operated kwcmidwest.com/

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.

RETAIL FOR LEASE

LONDON SQUARE

6528 W. Lake St. , St. Louis Park, MN 55416



KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

GREGORY OLSON
Agent
O: 612.701.9081
C: 612.701.9081
golson@kwcommercial.com

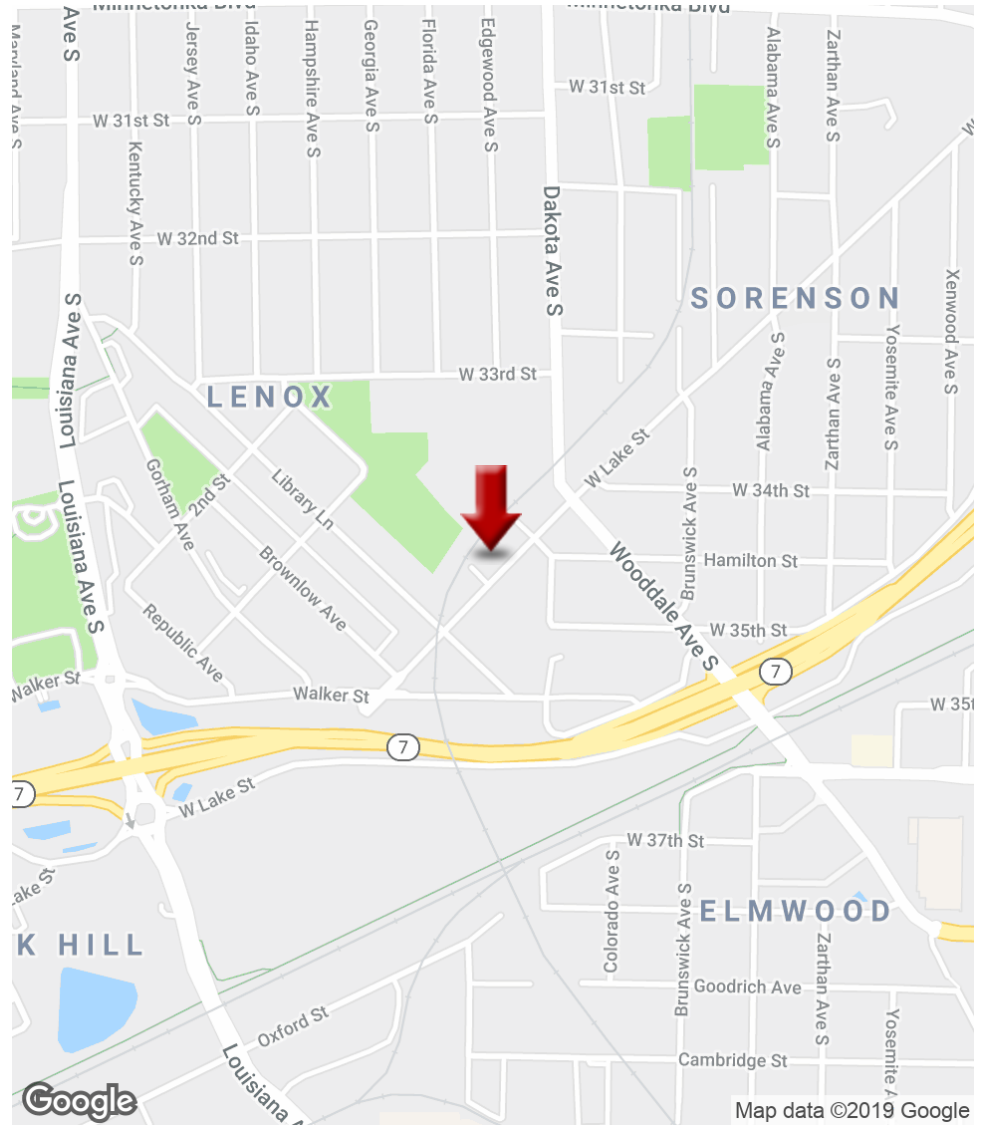
ROYCE DURHMAN, CCIM
Associate
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

Each Office Independently Owned and Operated kwcmidwest.com/

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.

LONDON SQUARE

6528 W. Lake St. , St. Louis Park, MN 55416



KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

GREGORY OLSON
Agent
O: 612.701.9081
C: 612.701.9081
golson@kwcommercial.com

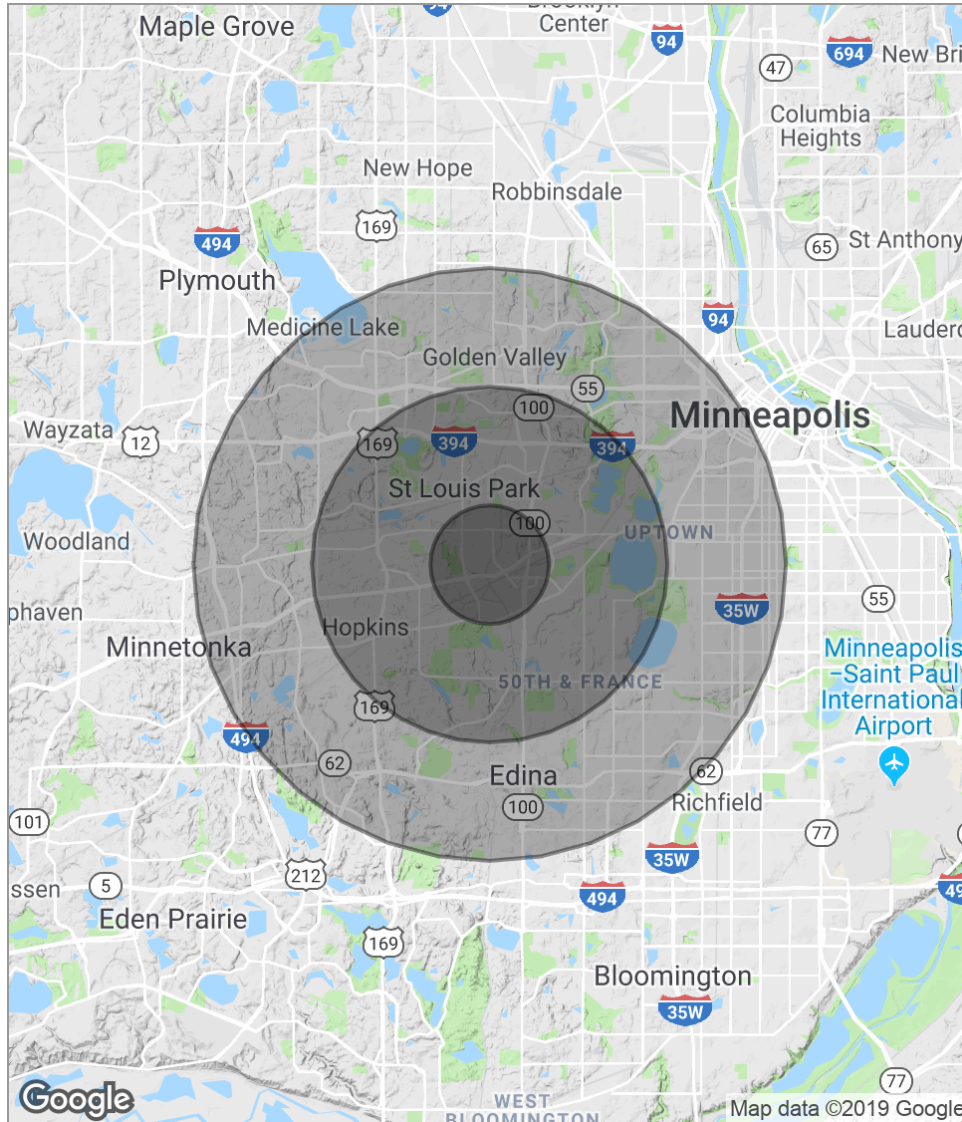
ROYCE DURHMAN, CCIM
Associate
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

Each Office Independently Owned and Operated kwcmidwest.com/

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.

LONDON SQUARE

6528 W. Lake St. , St. Louis Park, MN 55416



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,454	102,705	271,702
Median Age	33.4	37.6	38.4
Median Age (Male)	33.7	36.5	37.6
Median Age (Female)	34.3	38.9	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,323	48,021	125,824
# Of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$73,787	\$95,401	\$98,308
Average House Value	\$361,713	\$396,114	\$402,976

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

GREGORY OLSON
Agent
O: 612.701.9081
C: 612.701.9081
golson@kwcommercial.com

ROYCE DURHMAN, CCIM
Associate
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

Each Office Independently Owned and Operated kwcmidwest.com/

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.