

RETAIL FOR LEASE

SHADY OAK CENTER

10999 Red Circle Drive | Minnetonka, MN



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- Location: 10999 Red Circle Drive | Minnetonka, MN
- Description: Neighborhood Retail Center
- Zoning: Restaurant, Retail or Service/Office
- Signage: Pylon signage with Freeway Visibility



AVAILABLE FOR LEASE

- 2,500 SF Endcap with Patio
- 2022 OPEX: \$14.92 PSF



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,148	61,932	202,369
Median HH Income	\$77,422	\$87,311	\$98,120
Average HH Income	\$100,013	\$130,240	\$138,168
Daytime Population	11,224	86,448	256,478

** Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



TRAFFIC COUNTS

- 24,000 vpd - Crosstown Highway 62
- 20,400 vpd - Shady Oak Road



HIGHLIGHTS

Shady Oak Center is strategically positioned at the entrance to Opus Business Park at Shady Oak Road and Crosstown Highway 62. Strong demographics for the surrounding area include dense daytime population and high household incomes. Endcap premises with excellent visibility to Hwy 62, outdoor patio space, and pylon signage available.



TENANTS



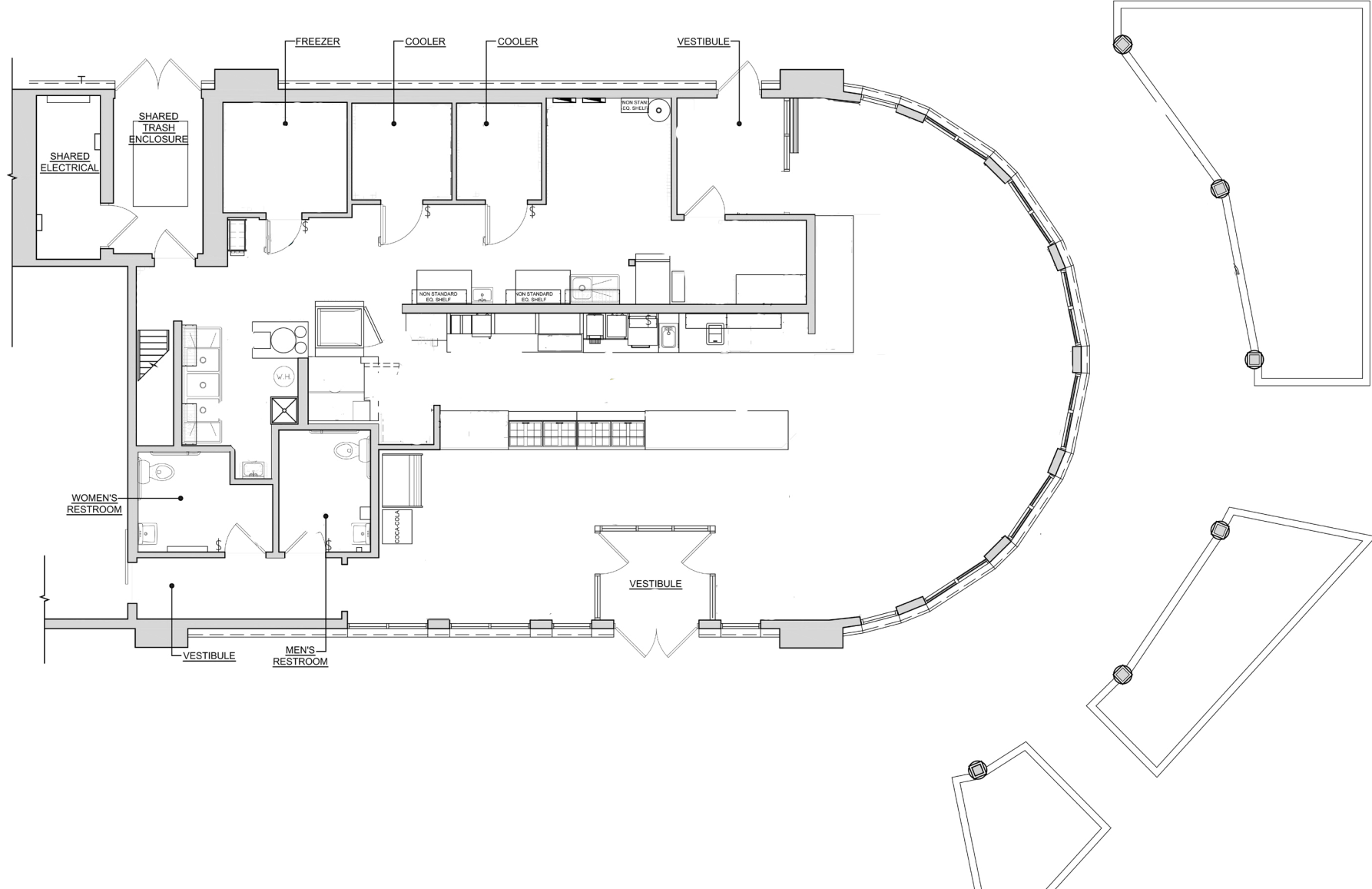
AREA TENANTS



SITE PLAN



FLOOR PLAN



PHOTOS

