

RETAIL FOR LEASE

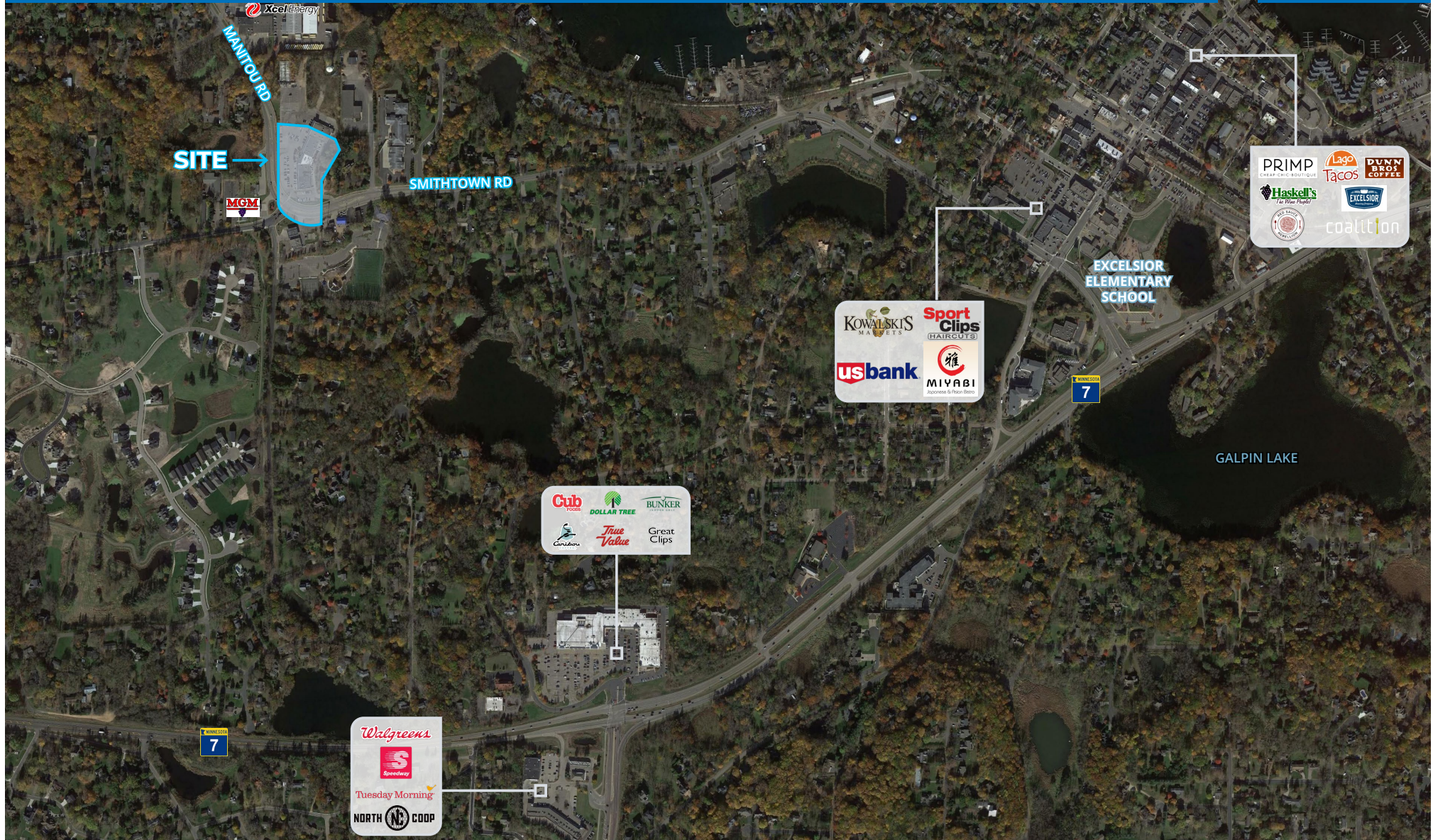
TONKA VILLAGE SHOPPING CENTER

5609 Manitou Road | Tonka Bay, MN 55331



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- Location: 5609 Manitou Rd | Excelsior, MN
- Building GLA: 37,128 sf
- Description: Established neighborhood center



AVAILABLE

- 1,480 SF

2021 EST CAM/TAX

- \$10.17 psf
(\$6.16 psf CAM + \$3.68 psf Taxes + \$0.33 psf Insurance)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	3,762	28,137	84,111
Median HH Income	\$124,908	\$131,796	\$122,029
Average HH Income	\$172,072	\$174,887	\$161,528

** Sources: ESRI 2020 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



TRAFFIC COUNTS

- 15,200 vpd - Manitou Rd
- 14,500 vpd - Smithtown Rd



CENTER TENANTS



COMMENTS

- Tonka Village is a well-positioned neighborhood favorite for both dining and shopping. Located at a well-traveled intersection on the south side of Minnetonka, this retail center offers a unique opportunity adjacent to the Mattamy Residential Development, adding 140 new homes to the area.

OVERALL SITE PLAN

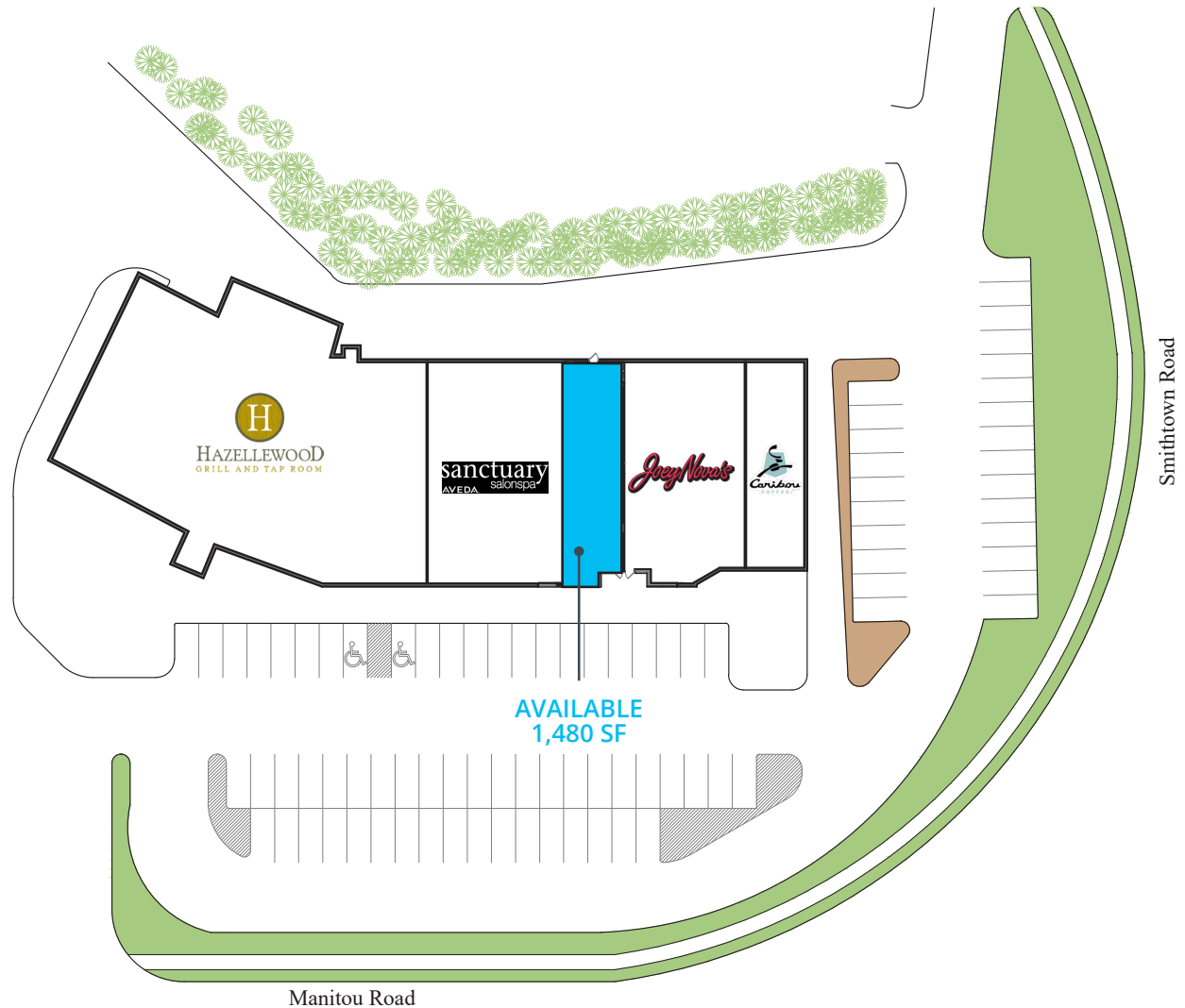
Tonka Village



Member of:
REALTY
RESOURCES



SUITE	TENANT	SITE
5635	Hazellwood Grill	8,523 SF
5637	Sanctuary Salon	3,355 SF
5651	AVAILABLE	1,480 SF
5655	Joey Nova's Pizza	2,880 SF
5663	Caribou	1,554 SF



OVERALL SITE PLAN

Tonka Village

