

BUILDING FOR SALE

FORMER RESTAURANT

6440 WAYZATA BOULEVARD | GOLDEN VALLEY, MN 55426



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- Location: 6440 Wayzata Blvd | Golden Valley, MN
- Description: Freestanding Restaurant
- Year Built: 1980
- Building GLA: 9,376 sf
- Property Size: 1.46 Acres
- Zoning: Mixed Use - Subdistrict C



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	10,400	98,797	357,370
Median HH Income	\$83,465	\$77,714	\$68,166
Average HH Income	\$110,905	\$108,107	\$102,315
Daytime Population	23,187	143,651	506,718

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



COMMENTS

- Former restaurant building of approximately 9,376sf available along I-394 with excellent visibility and pylon signage. Nearby retailers include Menards, Home Depot, Costco, Cub Foods, and several local and national retailers. The property offers excellent freeway visibility and ample parking while boasting strong surrounding demographics.



AREA TENANTS



TRAFFIC COUNTS

- 129,000 vpd on Interstate 394
- 17,800 vpd on Louisiana Avenue