

RARE ENDCAP RETAIL OPPORTUNITY

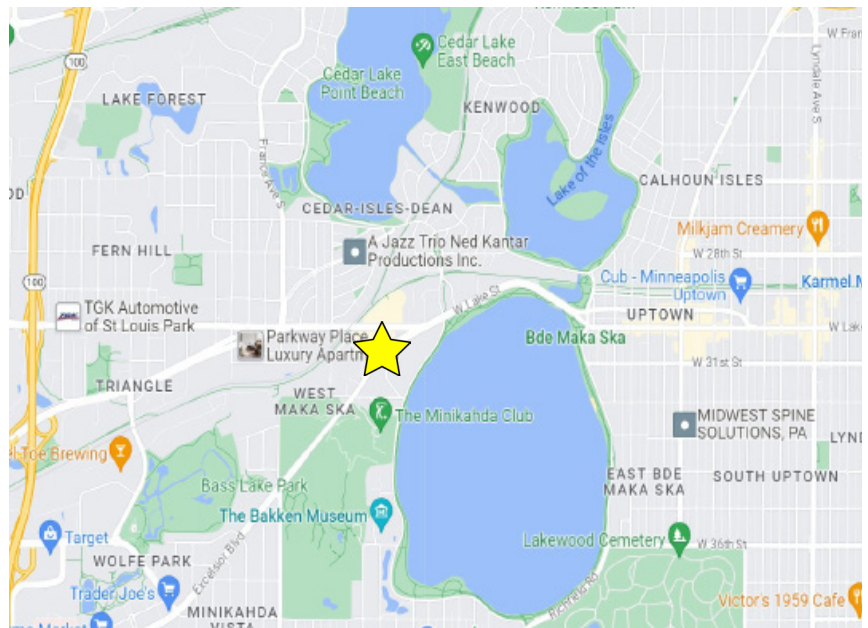


West Maka Ska Retail Space

3100 Excelsior Boulevard, Minneapolis, MN 55416

BUILDING HIGHLIGHTS

- Three-tenant retail center located in the vibrant West Maka Ska neighborhood across from Bde Maka Ska Lake surrounded by new multifamily developments
- Competitive lease rate in a high demand retail trade area with consistent daily traffic
- Private, signed surface parking lot surrounds the center with easy access from Excelsior Blvd
- Rare lake area endcap availability (former SportClips) with exceptionally strong walkability and bikeability scores, creating a steady stream of customers year round
- Nearby businesses include: Whole Foods, Wakame Sushi, Chipotle, Noodles & Company, Caribou Coffee, City Paws Pet Club and MGM Wine & Spirits, plus new concepts such as Portal Thermaculture, open next door!
- Please contact listing agent for tours



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West Maka Ska Retail Space

3100 Excelsior Boulevard, Minneapolis, MN 55416

Building Address	3100 Excelsior Boulevard Minneapolis, MN 55416
Availability	Suite 103 - 1,443 RSF
Net Lease Rate	\$35.00 PSF
Operating Expenses	\$26.06 PSF
Parking	Private, shared parking lot
Signage	Tenant may place signage on exterior of Premises in accordance with all building and city regulations
Traffic Counts*	14,428 VPD on Excelsior Boulevard 20,226 VPD on W Lake Street

*Source: MNDOT 2023

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,214	88,084	268,143
Median HH Income	\$78,955	\$78,773	\$66,826
Total Households	6,529	53,749	133,611

*Source: Catylist Research

Located in the vibrant West Mka Ska neighborhood, this small, high-traffic retail center features MyBurger and Bussin' Birria Tacos.

The 1,443 RSF endcap is now available (contact listing agent for tours). The building boasts a private/shared parking lot and an outdoor patio seating area.

This excellent retail/recreation area located across from Bde Maka Ska, is within walking distance of many housing units, and features strong walkability and bikeability scores.



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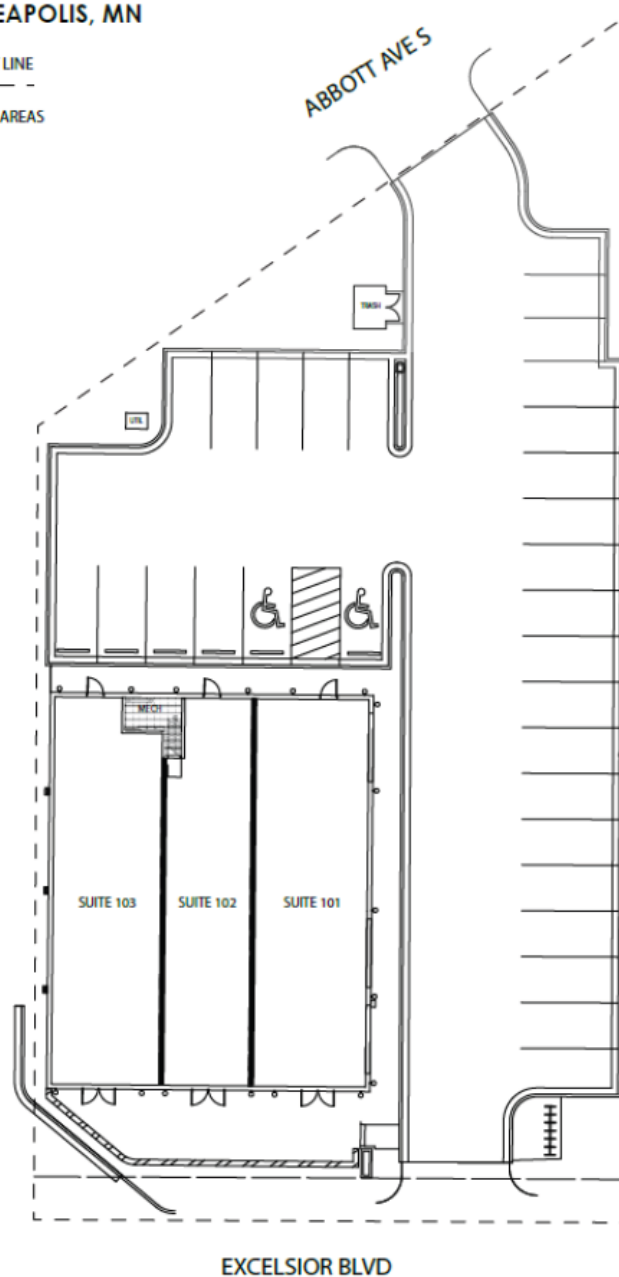
Site Plan

**3100 EXCELSIOR BOULEVARD
MINNEAPOLIS, MN**

PROPERTY LINE

COMMON AREAS

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Floor Plan - Suite 103

