

FOR LEASE

Shoreline Drive Retail

4000-4016 Shoreline Drive Spring Park, MN 55384

FORREST KALK

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PROPERTY HIGHLIGHTS

- Prime lakefront location with stunning views
- High foot traffic and visibility
- Versatile layout to suit a variety of retail concepts
- Proximity to popular restaurants and amenities
- Excellent signage opportunities for maximum exposure
- Nearby access to major transportation routes
- Strong residential and tourist demographic
- Strong community support for local businesses

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	981 - 2,329 SF
Building Size:	25,434 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	291	848	2,135
Total Population	454	1,396	3,808
Average HH Income	\$88,728	\$96,909	\$118,862



PROPERTY DESCRIPTION

Multi-tenant retail property offering a mix of suite sizes with strong foot and vehicle traffic, with flexible layouts suitable for retail, showroom, or service-based tenants.

LOCATION DESCRIPTION

Positioned on Shoreline Drive in the Lake Minnetonka trade area, providing strong visibility and easy access to surrounding residential communities and seasonal traffic. Just steps away from the property, tenants will find popular dining spots like Lord Fletcher's Old Lake Lodge and Bayside Grille, attracting locals and tourists alike. With easy access to the Dakota Rail Regional Trail and nearby parks, the area offers abundant foot traffic and a steady stream of visitors.

SITE DESCRIPTION

4000–4016 Shoreline Drive offers a well-located neighborhood retail and office property with strong visibility, convenient access, and a steady flow of local traffic year-round.

The property benefits from its proximity to dense residential neighborhoods, marinas, and popular lakeside destinations, creating consistent demand from both full-time residents and seasonal visitors. Ample on-site parking and easy ingress/egress make it a practical choice for service-based users, boutique retail, or office tenants looking to establish a presence in a high-demand west metro lake market.

Lease Rate	\$14 SF/YR
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LOCATION INFORMATION

Building Name	Shoreline Drive Retail
Street Address	4000-4016 Shoreline Drive
City, State, Zip	Spring Park, MN 55384
County	Hennepin

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-1, GENERAL COMMERCIAL DISTRICT

BUILDING INFORMATION

Building Size	25,434 SF
Number of Floors	2
Average Floor Size	8,124 SF
Year Built	1983





LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	981 - 2,329 SF	Lease Rate:	\$14 SF/yr

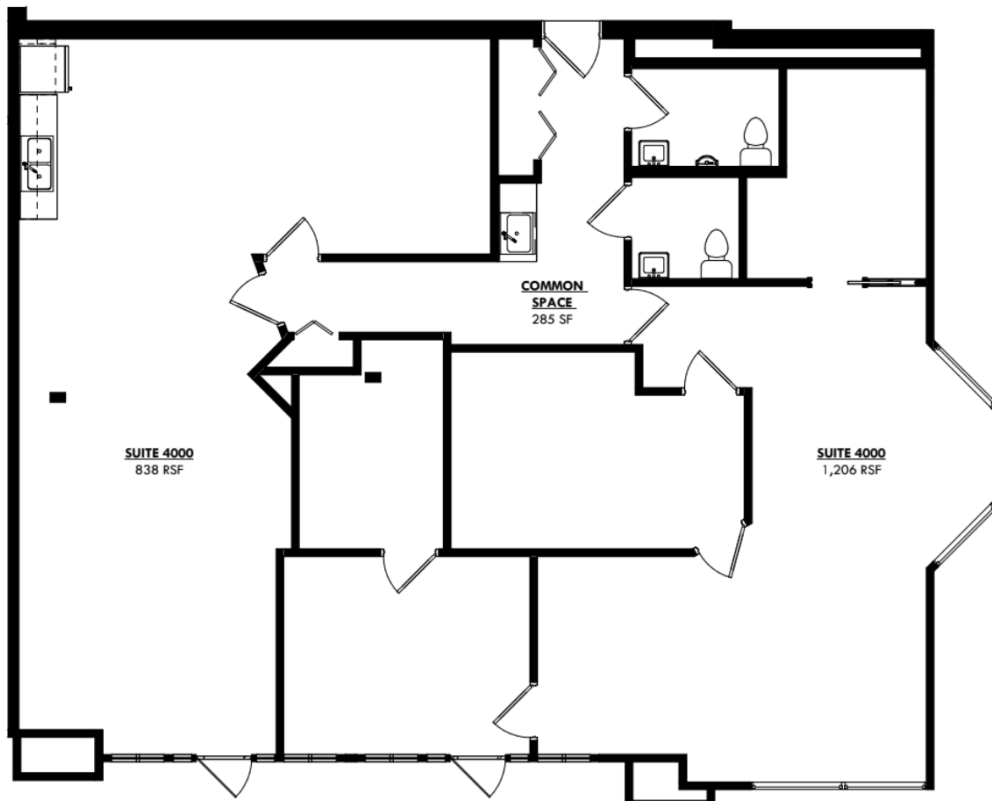
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4010	Available	981 - 2,329 SF	NNN	\$14.00 SF/yr	Clean slate to make your own! Windows looking out to Lake Minnetonka. Shared kitchenette and bathrooms adjacent to the suite. Underground parking for employees and customers.
Suite 4000	Available	1,348 - 2,329 SF	NNN	\$14.00 SF/yr	Corner unit retail on street-level. Three offices, one conference room, and service-facing entryway space. Windows looking out to Lake Minnetonka. Shared kitchenette and bathrooms adjacent to the suite. Underground parking for employees and customers.

SUITES AVAILABLE

4000& 4010 Shoreline Drive

- Strong street and foot traffic
- Off-street parking
- Versatile layout
- Strong community support for local businesses
- Views of Lake Minnetonka
- Great service-facing business location

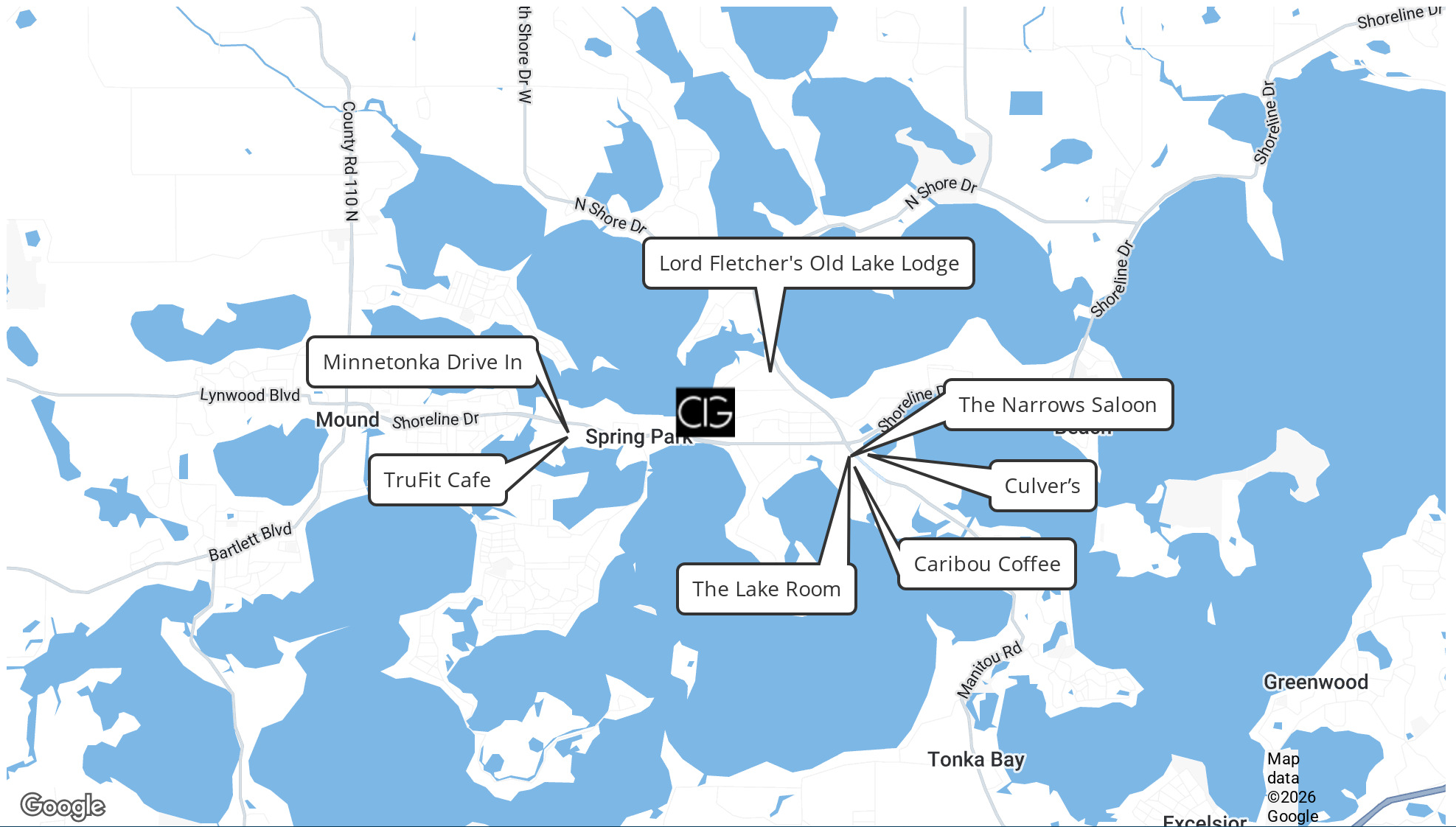


UNIT INFORMATION

Unit Size	981-2329 SF
Number of Offices	5
Kitchenette	YES
Private Bathrooms	YES - 2
Lease Rate	\$14.00 PSF NNN



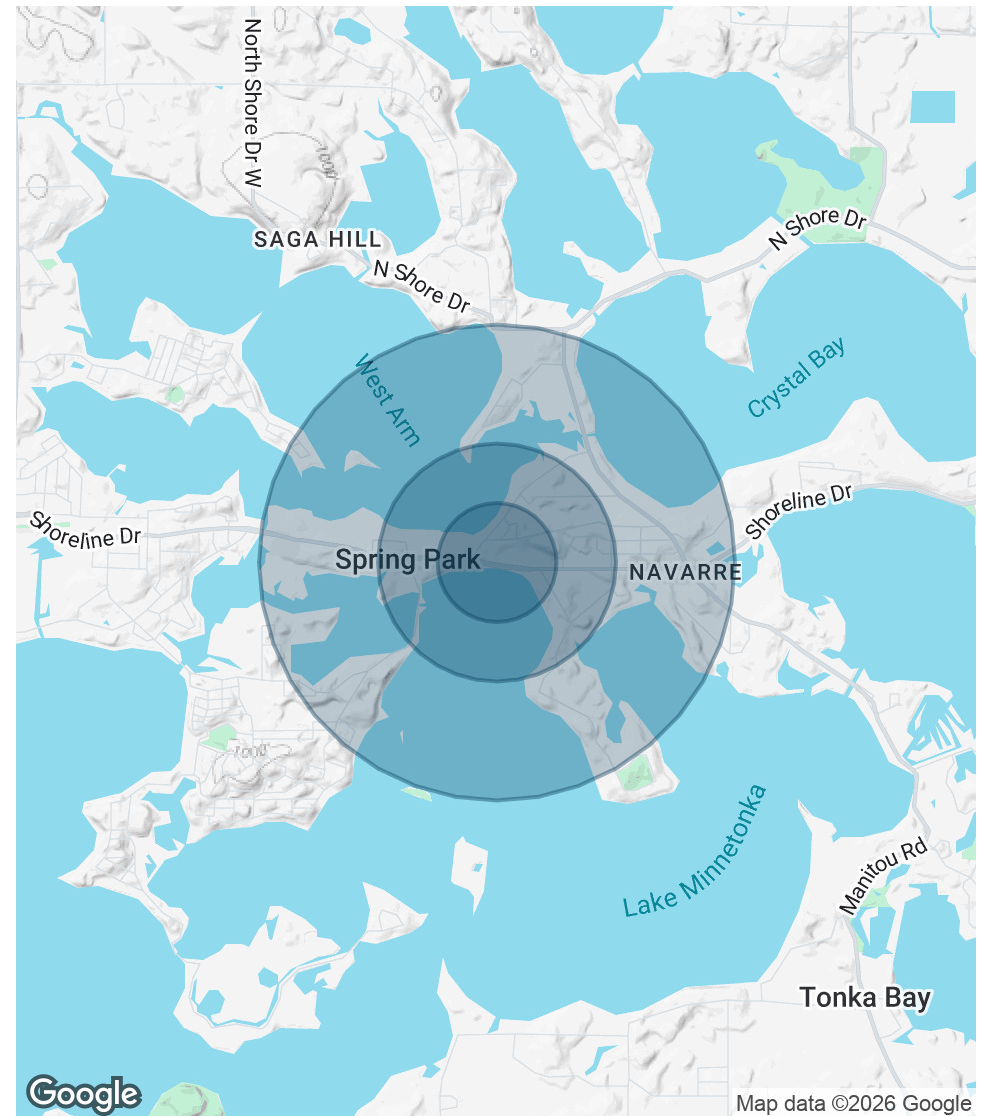




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	454	1,396	3,808
Average Age	58.0	55.9	54.1
Average Age (Male)	56.9	55.1	53.7
Average Age (Female)	59.9	57.3	54.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	291	848	2,135
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$88,728	\$96,909	\$118,862
Average House Value	\$596,738	\$588,407	\$662,591

2023 American Community Survey (ACS)



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