



**FOR LEASE**

# The Excelsior Mill

310-340 WATER ST EXCELSIOR, MN 55331

## PROPERTY OVERVIEW

Excellent retail/office opportunity in the historic Excelsior Mill Building on Water Street, in the heart of Excelsior. The two available suites (320 - 2325 SF & 316 - 2140 SF) are among many well-loved shops and 318 Café.



THE  
**BROOKSHIRE**  
COMPANY

## Property highlights

The Excelsior Mill building offers a prime downtown Excelsior location with walkable access to Lake Minnetonka, as well as nearby restaurants, retail, and local amenities, creating an attractive environment for both employees and clients. The property features designated on-site parking for tenants, a rare and valuable convenience in this high-demand area. The available suites provide a modern and open layout suitable for a variety of businesses.

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## Abundant Parking

The Excelsior Mill building has dedicated parking for tenants, a rare and valuable convenience in this high-demand area.

- 36 spots
- Parking Ratio: 3.6/1000 sf
- Designated parking available upon work request.

## Character Appeal

Unique building with a blend of historic charm and modern functionality, creating a distinctive and professional environment.



# Proximity



<10 min walk to Lake Minnetonka

<30 min to Minneapolis

<30 min to MSP Airport

## DEMOGRAPHICS

### Traffic:

- Water St: 6,000 - 10,000 vehicles/day
- MN-7: 20,000+ vehicles/day

### Foot Traffic:

- Weekday (off-season): ~500 – 1,500 pedestrians/day
- Summer weekday: ~2,000 – 4,000/day
- Summer weekend (peak): ~5,000 – 10,000+ per day
- Event days (Apple Days, Art Fair, concerts, boat events): can exceed 10,000 – 15,000+

### Median Household Income:

- \$178,655 - 2 miles
- \$170,748 - 5 miles
- \$149,801 - 10 miles

<5 min drive and <10 min walk  
LOCAL AND CHAIN RETAILERS



Mirabelle



Vagabondo



Layline



Coalition Restaurant



Parlour Excelsior



Lagos Tacos



The Lobby Coffee & Leisure



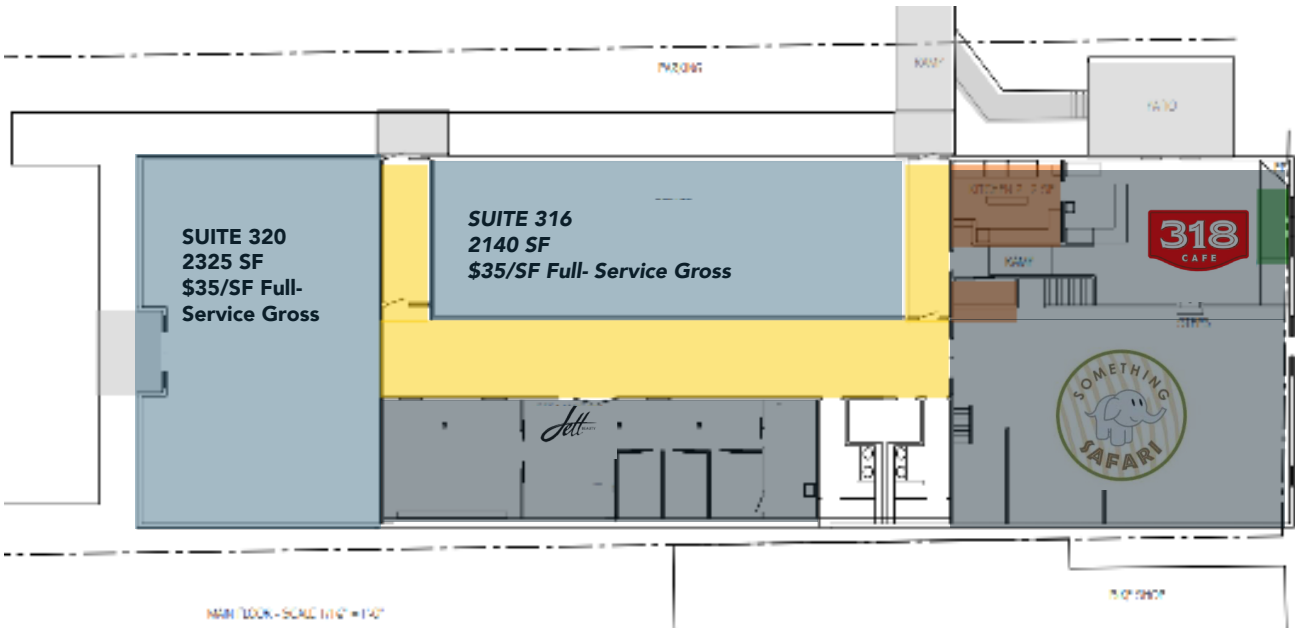
Excelsior Brewing Company



Yumi Japanese Restaurant & Bar

# Floor plan

## FLOOR 1 SUITES 310-320



**Suites can be leased individually or combined. Availability ranging from 2140-4465 SF.**

Suite 316 is available with a 60 day notice.

Suite 320 is available now.

\$35/SF Full-Service Gross for both suites.

## Parking





# We Help Companies Succeed and Communities Thrive®



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