

OFFICE/SHOP FOR LEASE

COUNTY ROAD 90/HWY 12

1799 COUNTY ROAD 90, INDEPENDENCE, MN 55359



2240 SF OFFICE/SHOP FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY STEDMAN

Senior Associate

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#RA-20454772, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1799 COUNTY ROAD 90



OFFERING SUMMARY

OFFICE/SHOP SIZE:	Approx. 2240 SF Main Floor: 80'x28' Mezzanine: 22' x 22'
LEASE RATE:	\$2650/mo Modified Gross
CLEAR HEIGHT:	20' to joist 16' to radiant tube
MEZZANINE: OFFICE:	Approx. 480 SF 22' x 22' w/ RR
POWER:	3 phase, 200 amp
ZONING:	Light Industrial (office, shop, storage)

PROPERTY HIGHLIGHTS

- Prime Hwy 12 frontage with easy access
- Office, Shop, mezzanine configuration
- Office & Shop front entry doors; rear shop access door
- Monument & building signage available
- Tenant responsible for: pro rata share of sewer, snow removal, lawn care, and common utilities (gas & electric), plus tenant's own utilities, trash, internet and phone



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PROPERTY PHOTOS

1799 COUNTY ROAD 90



SHOP INTERIOR



MEZZANINE OVER LOOKING SHOP



MEZZANINE



SINK IN SHOP UNDER MEZZANINE



OFFICE ON MAIN FLOOR



RESTROOM & CLOSET IN OFFICE

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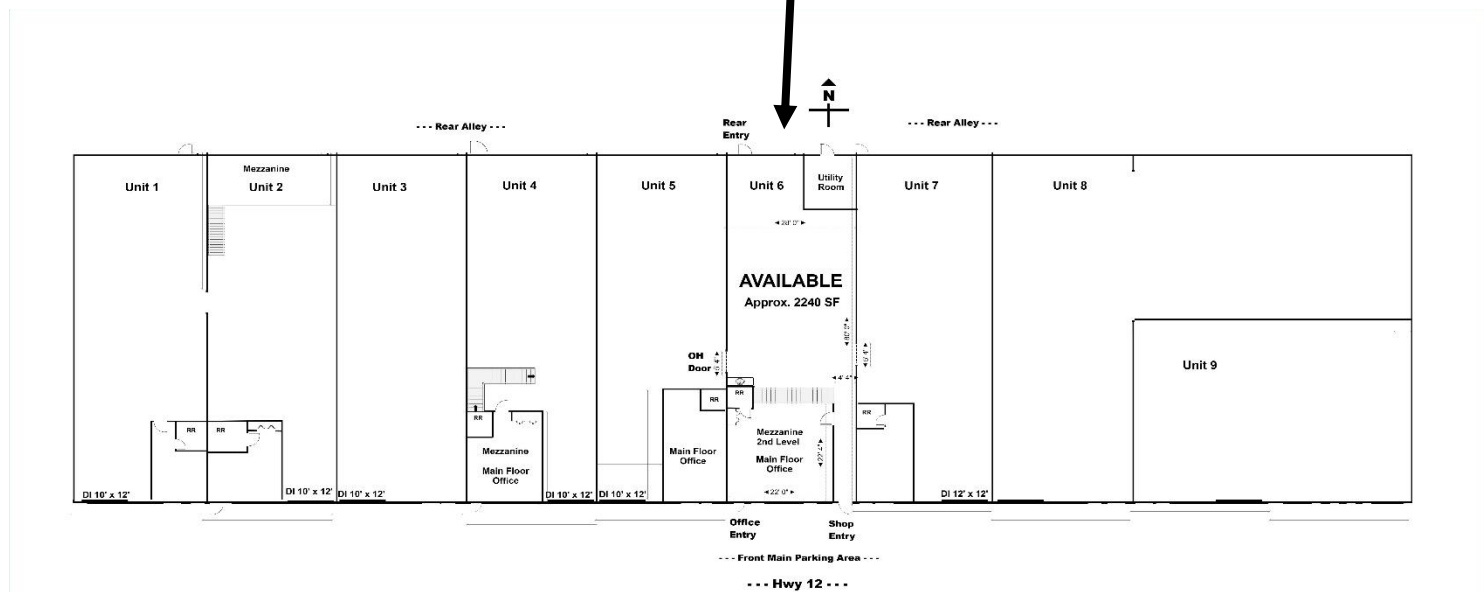


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UNIT 6 FLOORPLAN & SITE PLAN

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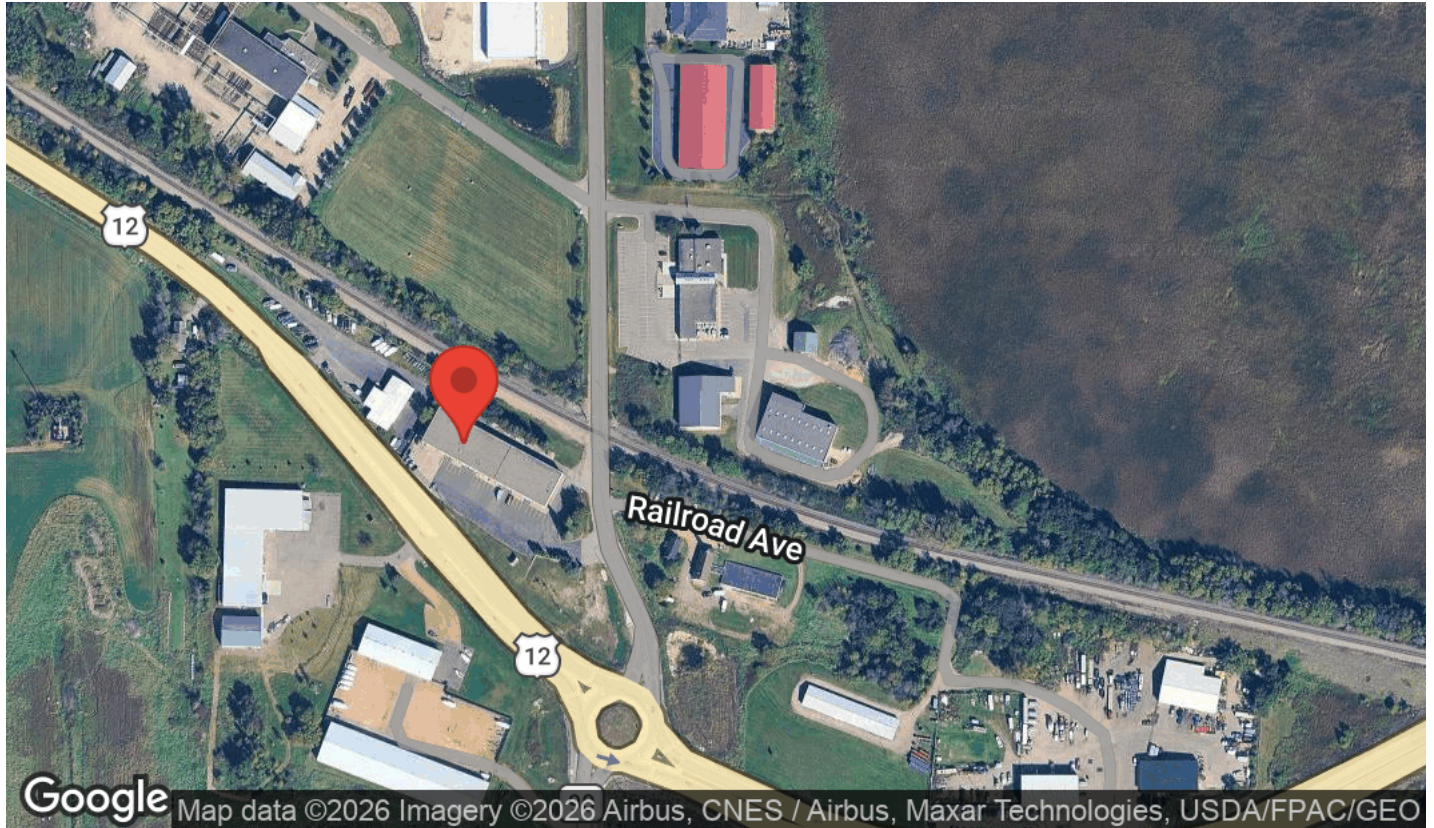
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LOCATION MAPS

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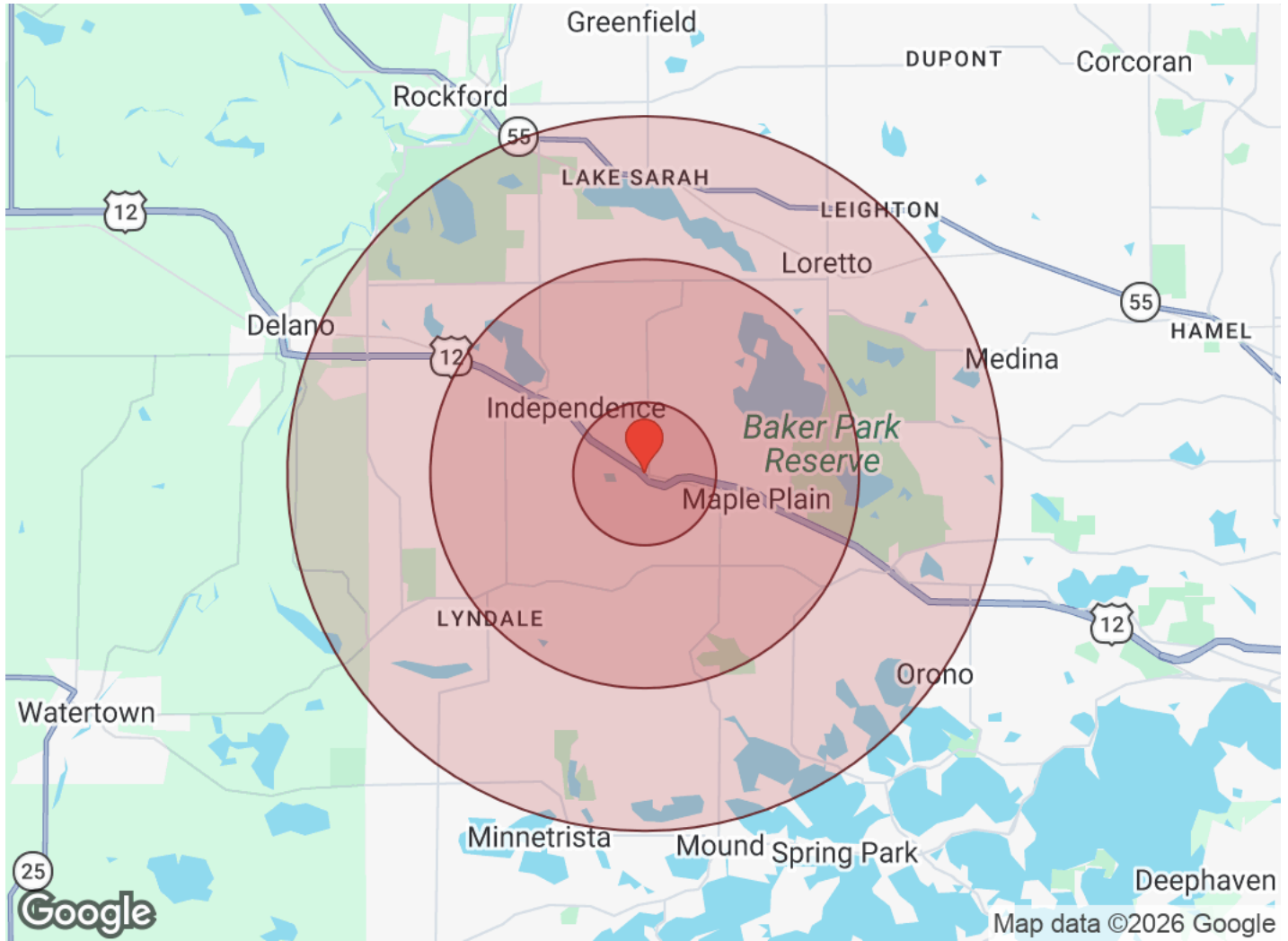


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	320	2,771	9,432	Median	\$121,371	\$121,036	\$127,537
Female	284	2,532	9,048	Under \$15k	2	71	404
Total Population	604	5,302	18,480	\$15k - \$25k	12	72	244
				\$25k - \$35k	18	94	247
				\$35k - \$50k	14	139	387
				\$50k - \$75k	27	226	719
				\$75k - \$100k	23	227	698
				\$100k - \$150k	32	354	1,260
				\$150k - \$200k	31	247	970
				Over \$200k	65	574	2,130
Age	1 Mile	3 Miles	5 Miles				
Ages 0 - 14	114	1,016	3,463				
Ages 15 - 24	58	534	1,985				
Ages 25 - 54	200	1,758	6,165				
Ages 55 - 64	102	883	2,951				
Ages 65+	131	1,113	3,918				

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