

FOR LEASE

Waconia Square

236 WEST 1ST STREET

Waconia, MN 55387

PRESENTED BY:

EDWARD RUPP

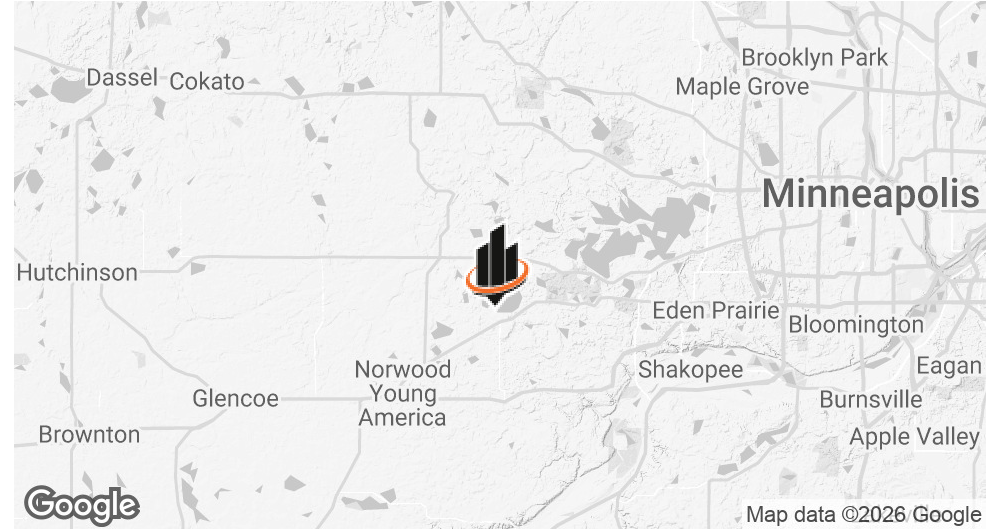
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SVN | NORTHCORP

PROPERTY SUMMARY



OFFERING SUMMARY

NET LEASE RATE:	\$9.00 - \$14.00 SF/yr (NNN)
CAM/TAX EXPENSE:	\$6.78/SF (Retail) \$8.98/SF (Office)
TENANT MIX:	Retail/Office
AVAILABLE SF:	539 SF - 1,830 SF
BUILDING SIZE:	38,412 SF
YEAR BUILT / RENO.	1980 / 2022
PROPERTY WEBSITE:	northco.com

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PROPERTY OVERVIEW

SVN | Northco is pleased to present for lease Waconia Square, a $\pm 38,412$ SF neighborhood center in charming downtown Waconia, MN. Waconia is an affluent and growing western suburb in the Minneapolis-Saint Paul metropolitan area. The center has a fantastic tenant mix of local and regional tenants, and contains both retail and office suites.

PROPERTY HIGHLIGHTS

- Neighborhood center located in the heart of downtown Waconia, one block from scenic Lake Waconia
- Available office spaces range from ± 539 SF to $\pm 1,830$ SF
- All retail suites feature their own street address
- Great tenant mix including Waconia Brewing Company, Laketown Chocolates, Dominos, T-Mobile, and many more
- Strong local ownership; negotiable TIs

RENT ROLL



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SUITE	TENANT NAME	SIZE SF
224 West 1st Street (Retail)	Home Again Furnishings	7,013 SF
220 West 1st Street (Retail)	Matthew Dostal (CPA Firm)	878 SF
246 West 1st Street (Retail)	Waconia Tobacco & Vape, Inc.	1,493 SF
242 West 1st Street (Retail)	Waconia Liquors	1,433 SF
238 West 1st Street (Retail)	Waconia Liquors	1,432 SF
232 West 1st Street (Retail)	Dominos Pizza	2,263 SF
216 West 1st Street (Retail)	First Nails	1,150 SF
255 West Main Street (Retail)	Waconia Brewing Company	8,938 SF
210 West 1st Street (Retail)	T-Mobile	1,752 SF
250 West 1st Street (Retail)	LakeHouse Candle Co.	1,732 SF
256 West 1st Street (Retail)	Haven & Home	3,055 SF
Suite 210 (Office)	Securus ID Inc.	313 SF
Suite 201 (Office)	Kaeding Architecture	1,146 SF
Suite 240 (Office)	VACANT	849 SF
Suite 250 (Office)	VACANT	539 SF
Suite 290 (Office)	VACANT	1,830 SF
Suite 200 (Office)	Securus ID Inc.	280 SF
Suite 230 (Office)	State Farm	1,372 SF

RENT ROLL

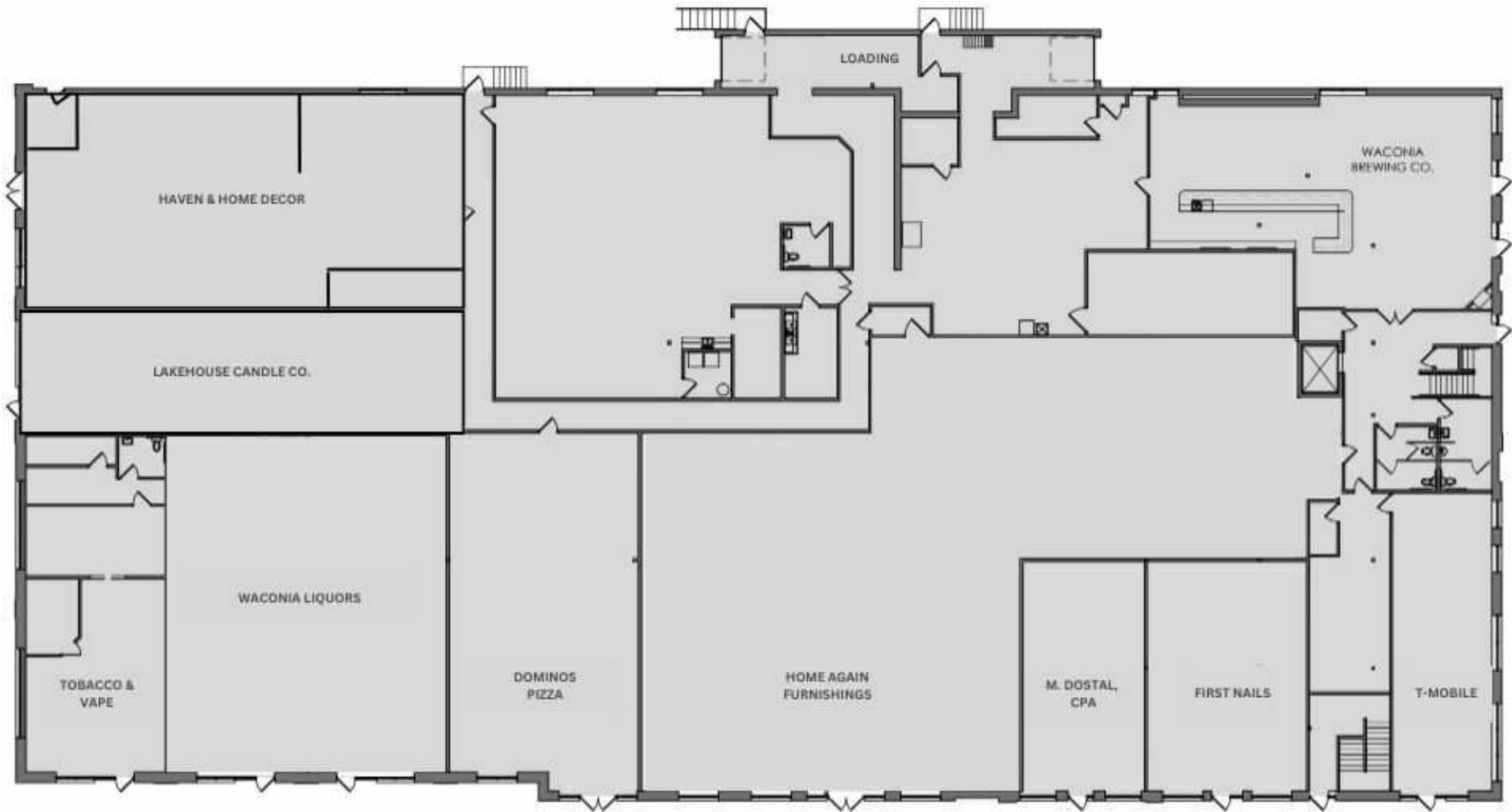


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SUITE	TENANT NAME	SIZE SF
TOTALS		37,468 SF
AVERAGES		2,082 SF

FLOORPLAN: RETAIL (FIRST FLOOR)



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FLOORPLAN: OFFICE (SECOND FLOOR)



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CITY OF WACONIA

Waconia is a thriving, affluent and growing western submarket in the Minneapolis-Saint Paul metropolitan area. In fact, household incomes exceed \$125,000 for the majority of the submarket. The community is also located just 30 miles west of downtown Minneapolis, and it is only 10 miles from the town of Victoria and famous Lake Minnetonka. The submarkets bordering Waconia to the east are some of the wealthiest in the State of Minnesota, and also contain some of the most desirable communities in the metropolitan area in which to live.

Waconia Square is located in the charming downtown area on Main Street, only one block from Lake Waconia. This is a scenic lake containing an island that is very popular for a variety of recreational activities.

Minneapolis-Saint Paul is currently the 16th largest MSA in the United States with nearly 3,700,000 residents.

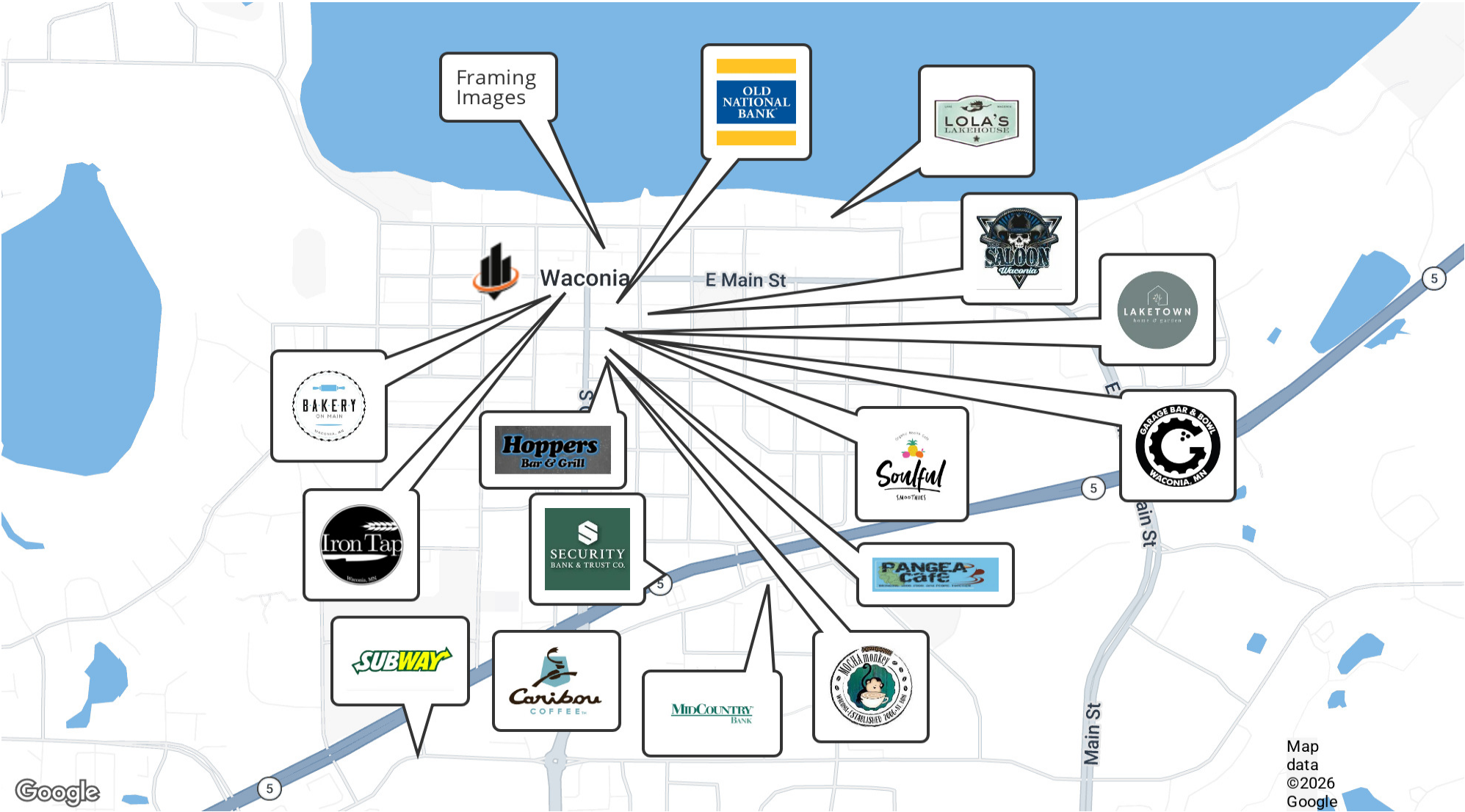


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RETAILER MAP



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LOCATION MAP



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ADDITIONAL PHOTOS



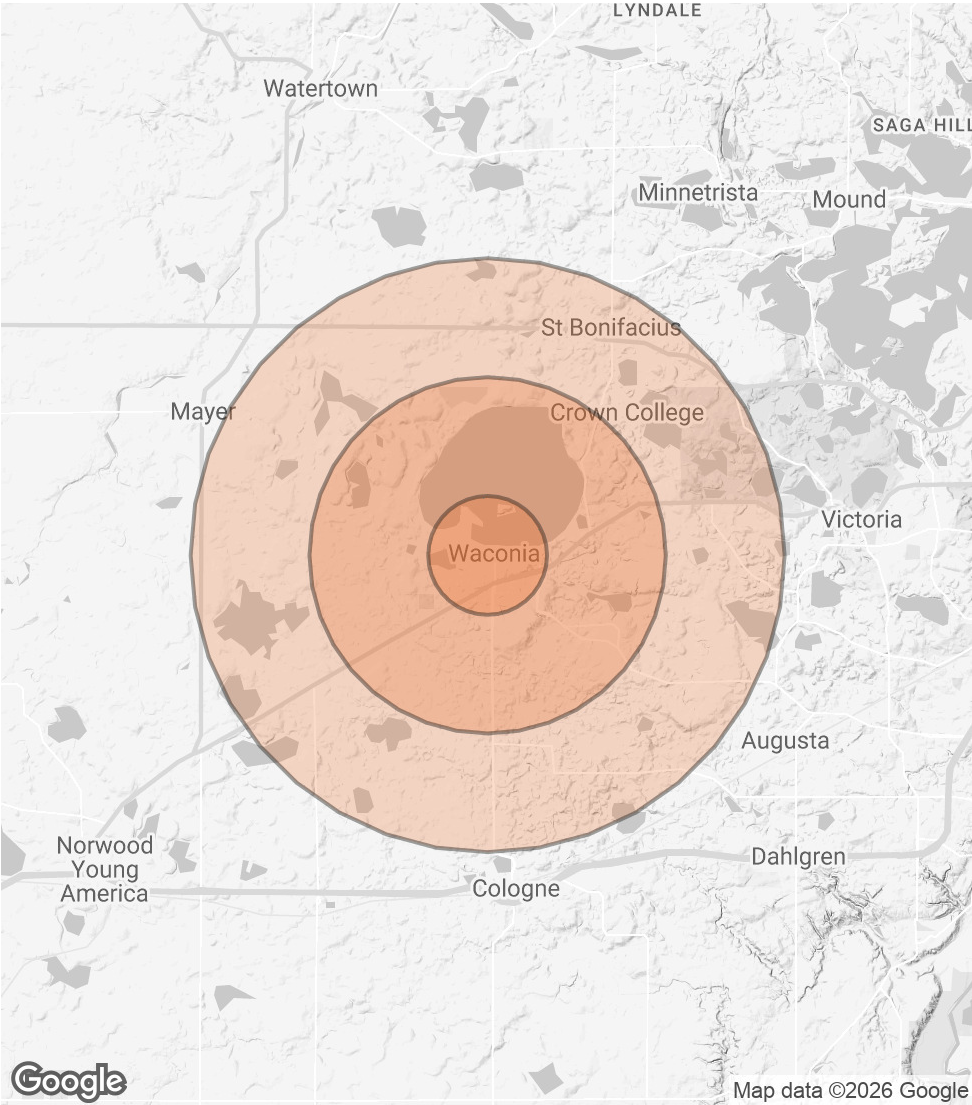
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,650	12,401	21,051
AVERAGE AGE	44.0	39.7	38.3
AVERAGE AGE (MALE)	36.1	35.0	35.4
AVERAGE AGE (FEMALE)	45.8	40.7	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,355	4,703	7,722
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$91,623	\$110,566	\$118,928
AVERAGE HOUSE VALUE	\$321,155	\$329,645	\$348,689

** Demographic data derived from 2020 ACS - US Census*



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