

FOR LEASE

# Shoreline Retail

3542 Shoreline Dr Wayzata, MN 55391

FORREST KALK

763.706.7901

forrest@cre-fund.com



### PROPERTY DESCRIPTION

Located along Shoreline Drive, the property benefits from strong local traffic, a refined neighborhood atmosphere, and convenient access to nearby retail, dining, and residential communities. The surrounding area is synonymous with quality, making it an ideal setting for professional services, boutique retail, specialty medical, wellness, or other customer-facing businesses seeking a distinguished address.

### PROPERTY HIGHLIGHTS

- Prominent Shoreline Drive visibility
- Flexible space for various uses
- Spacious open floor plan
- Ample interior lighting throughout
- Convenient drive-in door for deliveries and access

### OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	5,876 SF
Building Size:	5,876 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	52	256	1,351
Total Population	123	533	2,578
Average HH Income	\$166,513	\$155,067	\$139,348

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7825 Washington Avenue South, Suite 700  
Minneapolis MN, 55439  
763.706.7901 | cre-fund.com



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### **LOCATION DESCRIPTION**

Explore Shoreline Retail in Wayzata, MN, an upscale lakeside community with boutique shops, fine dining, and scenic Lake Minnetonka nearby. This prime location offers the perfect setting for a retail or free standing building tenant to thrive.

### **SITE DESCRIPTION**

This property is well suited for office, showroom, service, or specialty retail users seeking a customer-facing location with operational capabilities.

The building features tall ceilings, an open-plan layout, ample LED lighting, central air conditioning and heating, and private restrooms.

A 10 ft by 8 ft drive-in door provides efficient grade-level access for deliveries or equipment. The site includes 16 dedicated parking spaces and excellent signage opportunities, including large pylon signage, offering strong exposure along Shoreline Drive with high daily traffic counts.

This single-tenant building presents a compelling opportunity for users seeking a high-visibility location with flexible use potential in a supply-constrained submarket.

Lease Rate	<b>\$18 SF/YR</b>
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**LOCATION INFORMATION**

Building Name	Shoreline Retail
Street Address	3542 Shoreline Dr
City, State, Zip	Wayzata, MN 55391
County	Hennepin

**PROPERTY INFORMATION**

Property Type	Retail or Office
Property Subtype	Free Standing Building
Zoning	B-5 Limited Neighborhood Business District

**BUILDING INFORMATION**

Building Size	5,876 SF
Ceiling Height	16 ft
Year Built	1986
Year Last Renovated	2026





**LEASE INFORMATION**

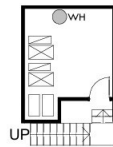
Lease Type:	Absolute Net	Lease Term:	Negotiable
Total Space:	5,876 SF	Lease Rate:	\$18 SF/yr

**AVAILABLE SPACES**

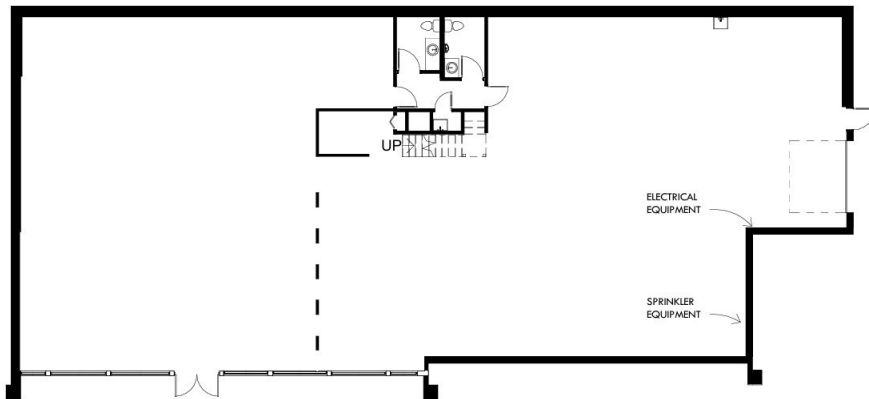
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3542	Available	5,876 SF	NNN	\$18.00 SF/yr	5,876 square feet of flexible space ideal for office, showroom, or light flex use, with a functional layout that supports a variety of business needs.

**SUITES AVAILABLE**

3542 Shoreline Drive



**SECOND FLOOR - MEP**



**3542 SHORELINE DRIVE**

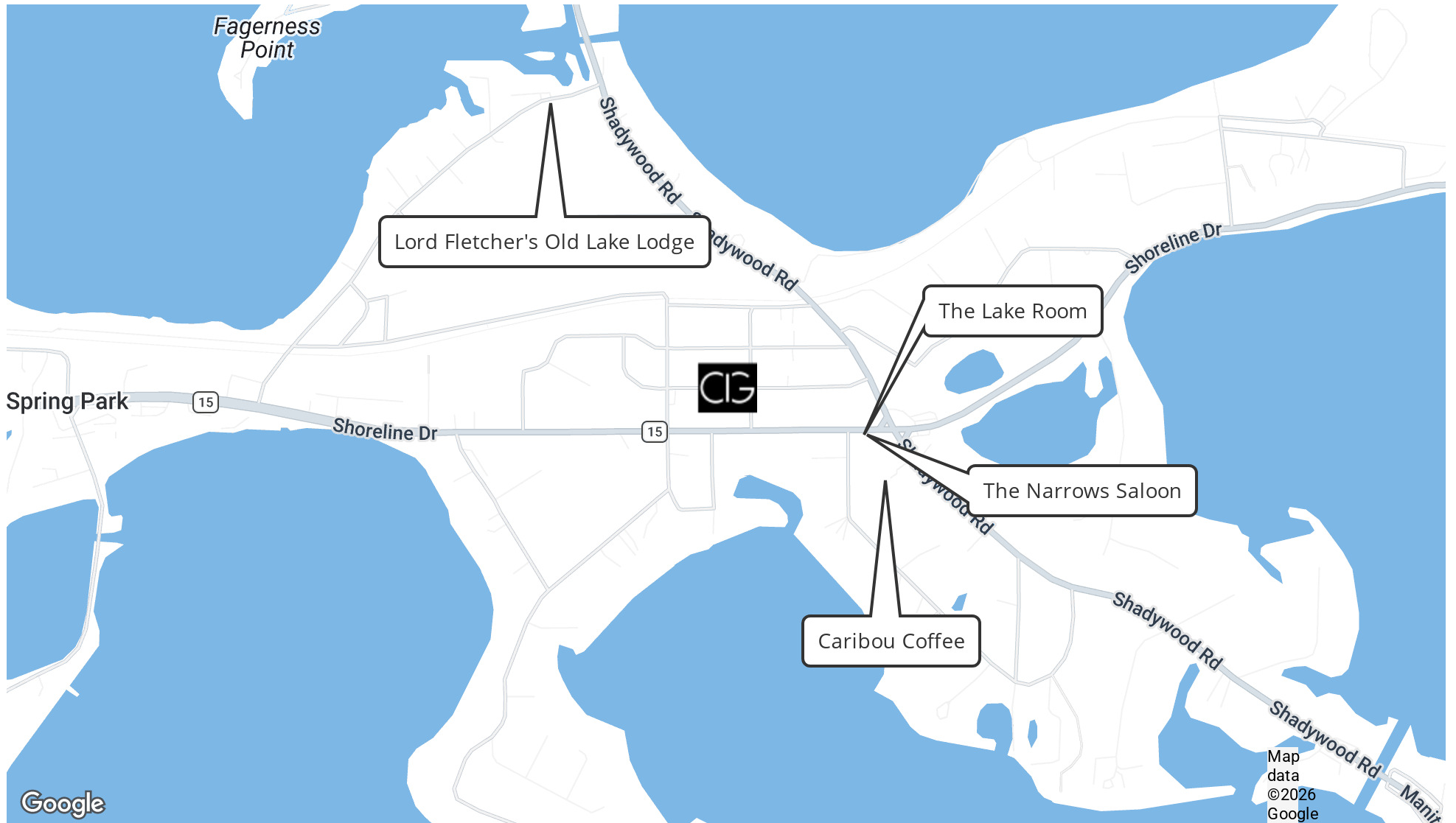
FIRST FLOOR - 5,662 SF  
SECOND FLOOR - 214 SF  
TOTAL (RSF/USF) - 5,876 SF

**UNIT INFORMATION**

Unit Size	5,876 SF
Drive-In Door	YES - 10' wide & 8' tall
Parking	16
Private Bathrooms	YES - 2
Lease Rate	\$18 PSF Absolute Net



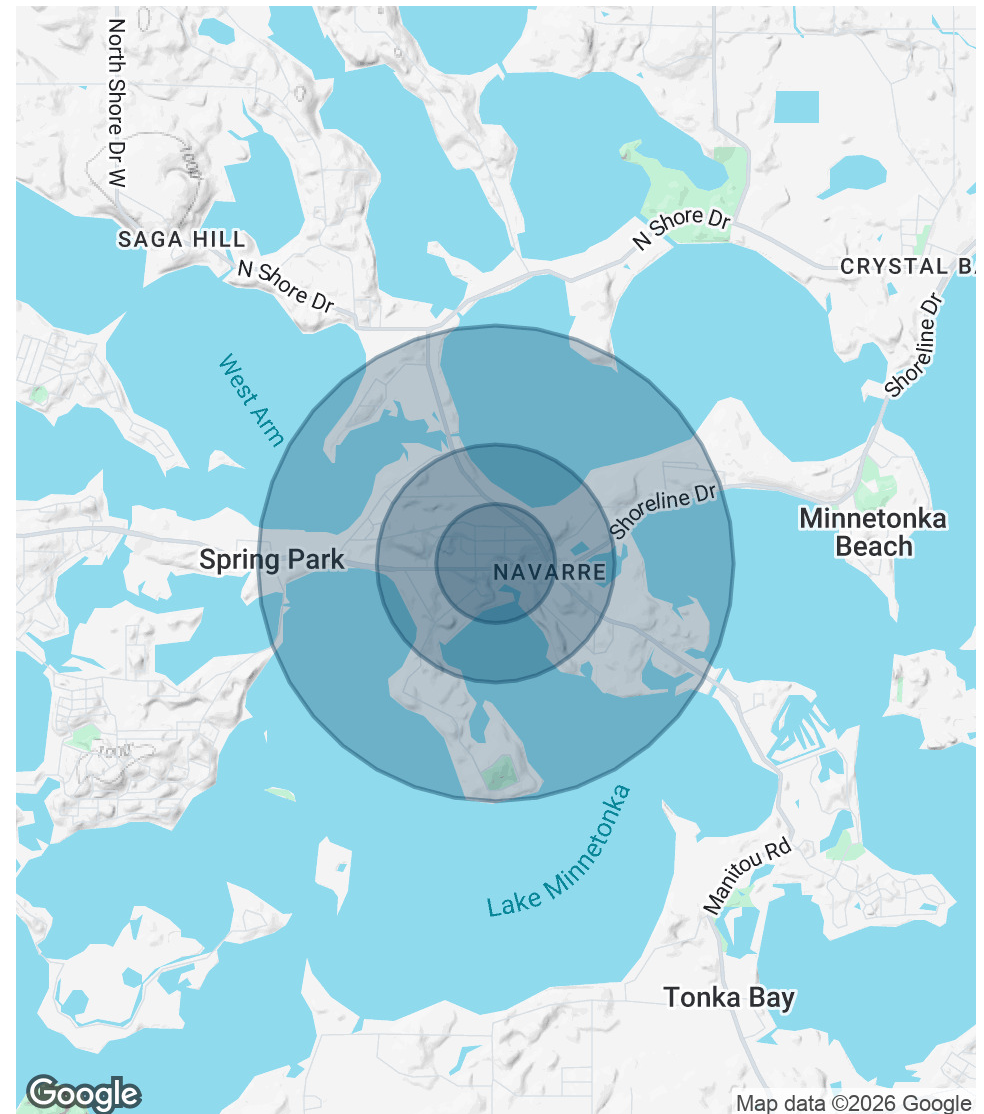




<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	123	533	2,578
Average Age	55.0	55.1	54.4
Average Age (Male)	55.5	55.0	54.2
Average Age (Female)	54.6	55.5	55.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	52	256	1,351
# of Persons per HH	2.4	2.1	1.9
Average HH Income	\$166,513	\$155,067	\$139,348
Average House Value	\$610,277	\$734,238	\$741,625

2023 American Community Survey (ACS)



**COMMERCIAL INVESTORS GROUP**

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