



2,629 SF | FOR LEASE

1700 Plymouth Rd

Minnetonka, MN

FOR LEASE

RESTORE HYPER WELLNESS
1700 PLYMOUTH RD
MINNETONKA, MN 55305

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

1700 PLYMOUTH RD
MINNETONKA, MN 55305



OFFERING SUMMARY

Space Size	2,629 SF
Lease Rate	Negotiable
Lease Type	NNN Lease
CAM	\$8.06/SF
Tax	\$8.46/SF
Insurance	\$0.82/SF
Parking	70 Stalls

SPACE OVERVIEW

- **Turn-Key 2,629 SF** endcap Retail suite in Minnetonka's highly desirable **Ridgedale** market
- Beautiful **medical and wellness buildout** with a welcoming reception area, **private treatment rooms** and high-end finishes
- **Negotiable base rental rate (Bring Offers!)**
- Highly visible first-floor space at a signalized corner within a modern mixed-use development
- Built in 2015 with **115 Luxury Apartment** above and 6 retail tenants
- More than **70 free on-site parking stalls** for customers, patients and employees
- Surrounded by major retailers including **Nordstrom, Macy's, JCPenney and Dick's House of Sport**
- **Convenient access to Interstate 394, Interstate 494 and Highway 169**
- Estimated 2026 operating expenses total \$17.34/SF (\$3,800/month), including CAM of \$8.06/SF (\$1,766/month), real estate taxes of \$8.46/SF (\$1,854/month) and insurance of \$0.82/SF (\$179/month).
- Existing **whole-body cryotherapy chamber (\$250k)** and **infrared sauna** may be available for continued use
- **Just over 5 years remain** on the current lease (October 26, 2031 expiration) - available through a **sublease or potential direct lease** with the Landlord
- **Contact Hayden Hulsey, CCIM** for additional information and touring.

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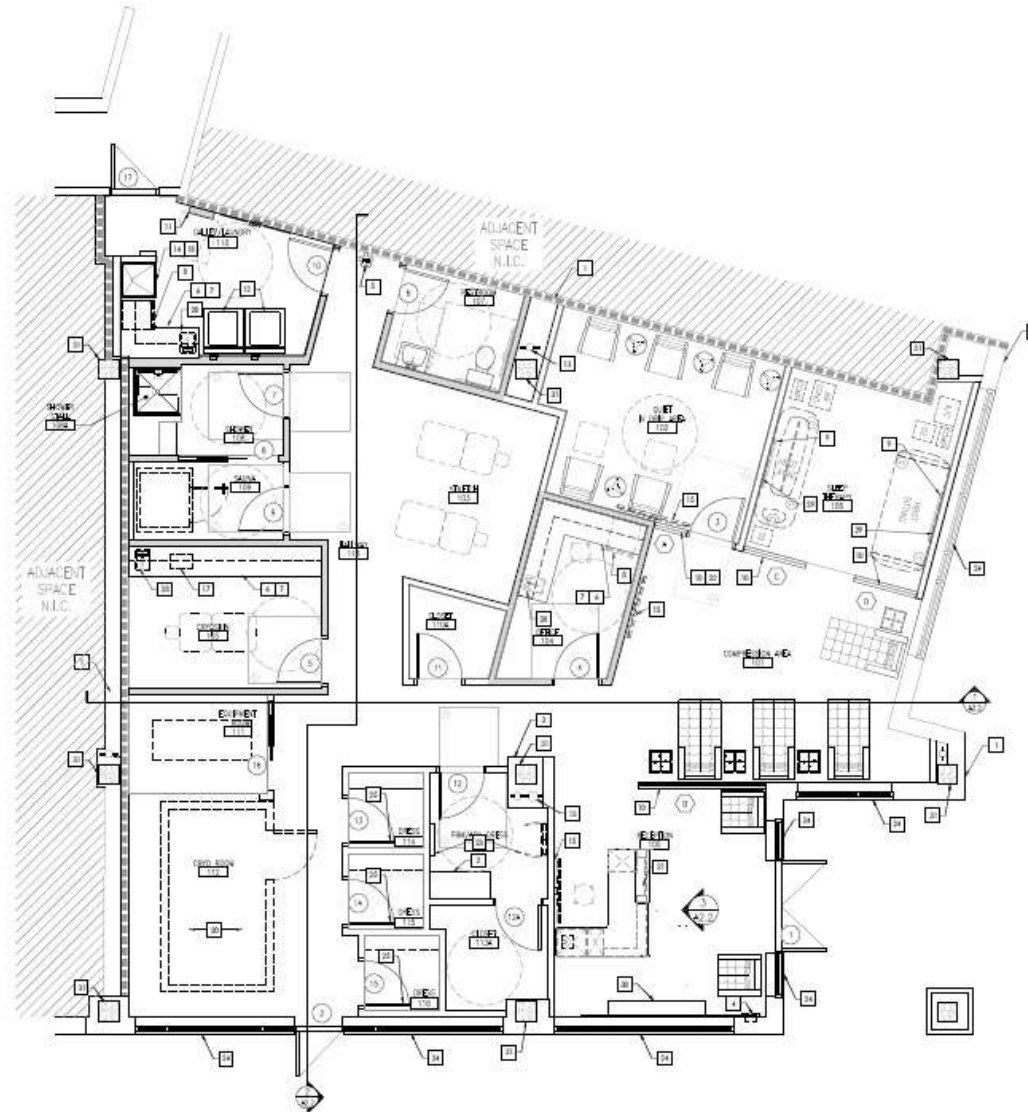
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FLOOR PLAN

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PHOTO GALLERY

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NEARBY RETAILER MAP - EAST

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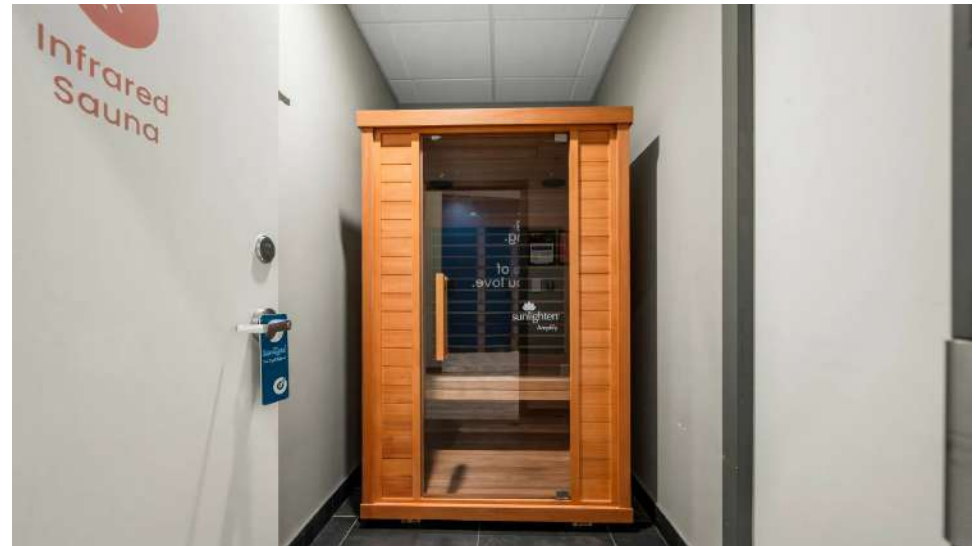
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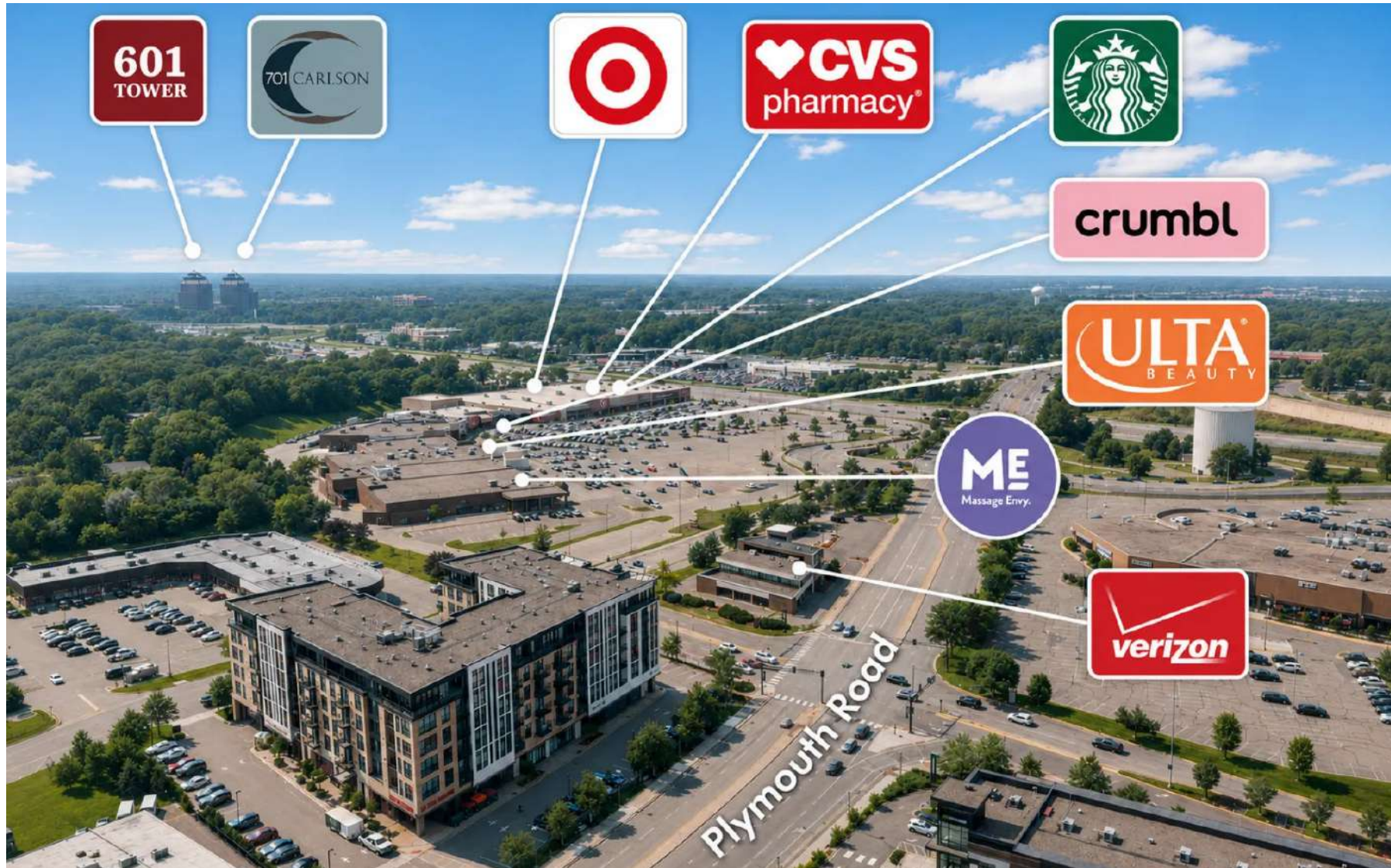
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NEARBY RETAILER MAP - NORTH

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NEARBY RETAILER MAP

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ZONING INFORMATION

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PUD ZONING INFORMATION

The Planned Unit Development District is intended to provide flexibility from certain zoning and subdivision standards when a development delivers a recognized public benefit. Within a PUD, uses permitted in other zoning districts may be allowed, while uses normally requiring a conditional use permit remain subject to applicable review standards.

Approval of a PUD is based on the project meeting City standards, advancing the goals of the comprehensive plan, and being appropriately integrated with surrounding development. The City may use underlying zoning standards such as residential, commercial, parking, loading, lot design, and street design requirements as flexible guidelines rather than strict development standards. A PUD requires rezoning and master development plan review, with final site and building plans required to substantially comply with the approved master plan.

All prospective tenants and their representatives should independently review the applicable zoning regulations to confirm their intended use or business operation is permitted.

To learn more about PUD zoning, please visit: https://codelibrary.amlegal.com/codes/minnetonka/latest/minnetonka_mn/0-0-0-22385

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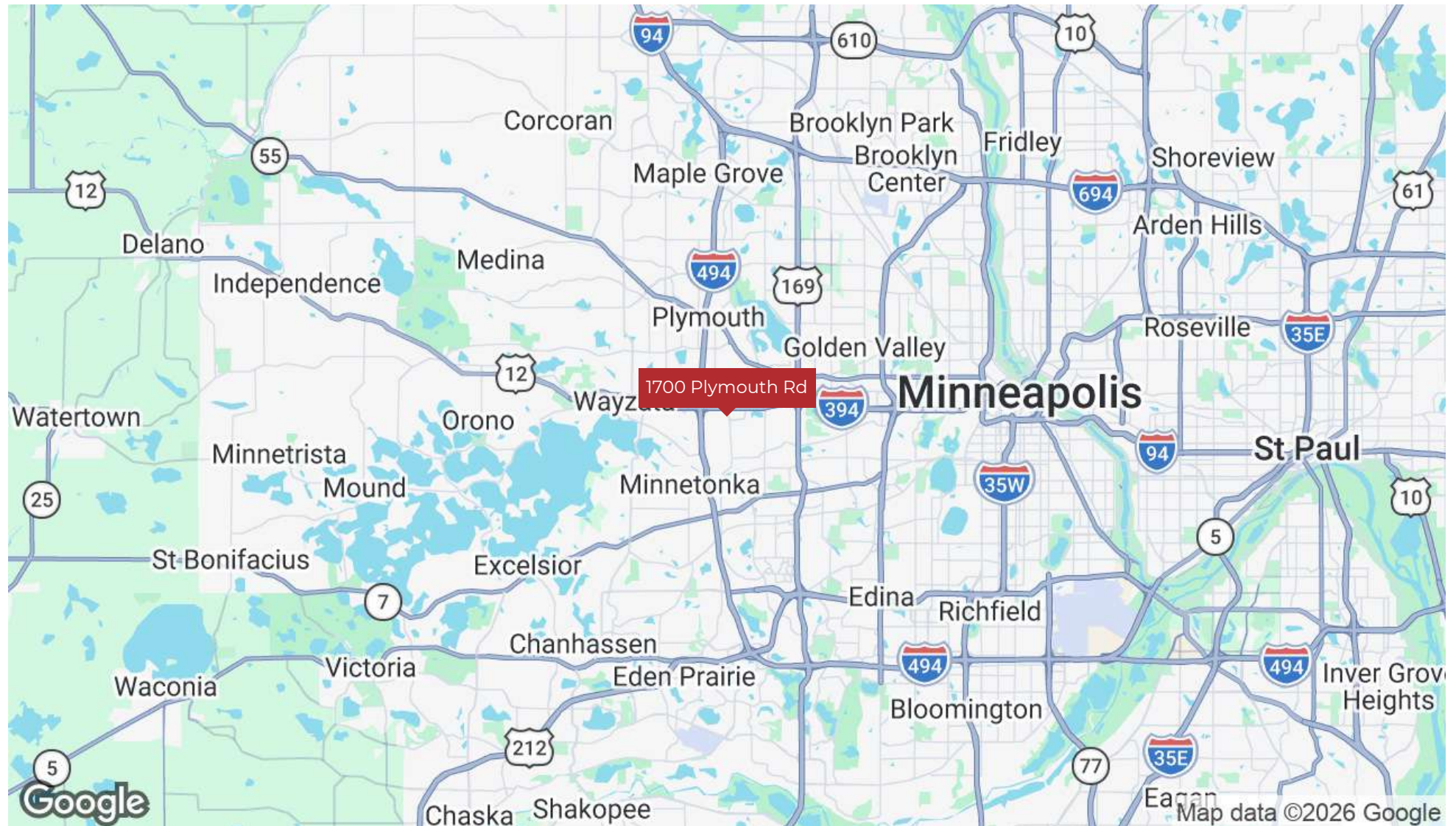
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REGIONAL MAP

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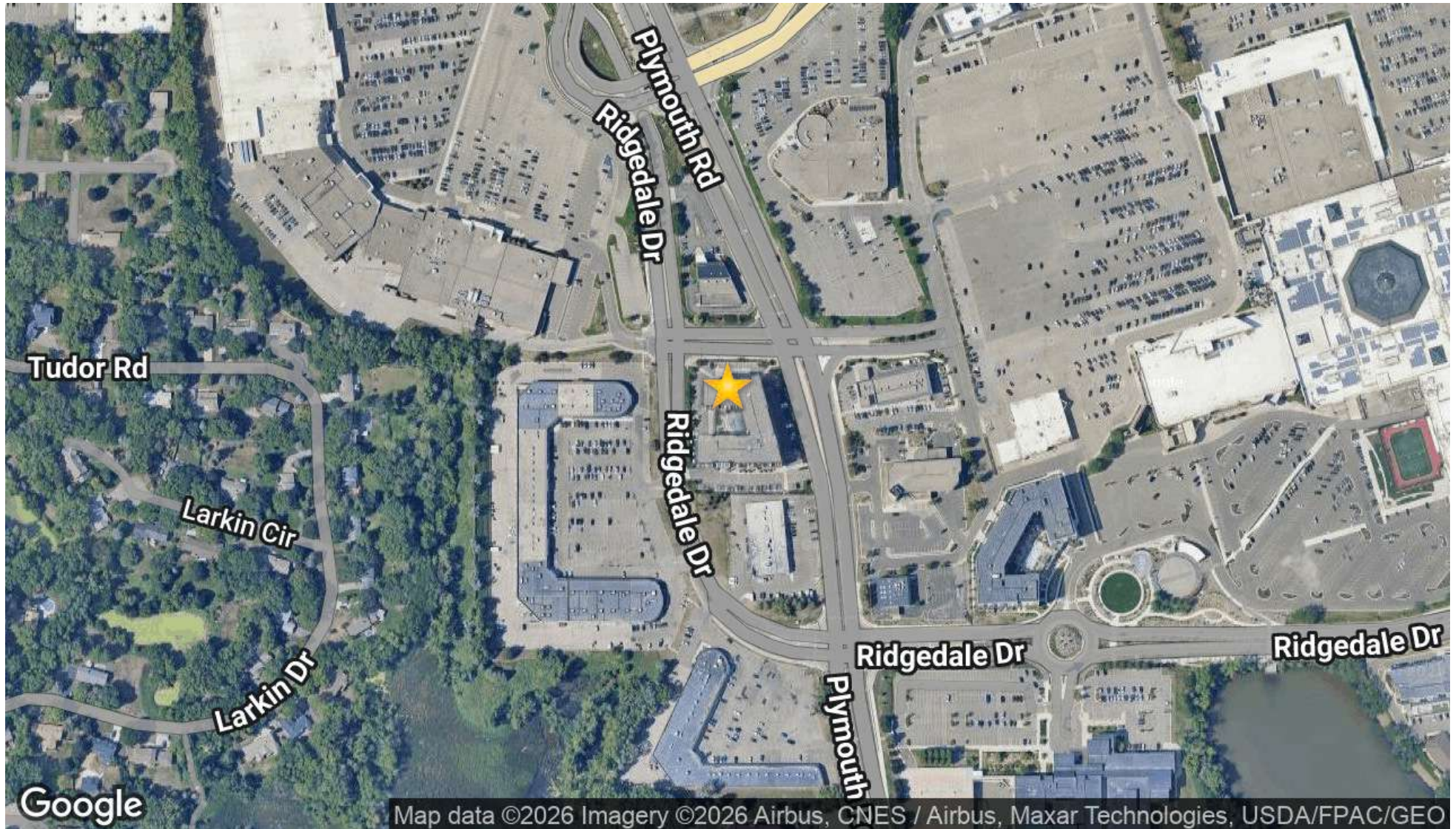
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LOCATION MAP

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DEMOGRAPHICS

1700 PLYMOUTH RD
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MINNETONKA MINNESOTA

Minnetonka is one of the Twin Cities' most desirable suburban communities, offering a strong mix of residential affluence, top-rated schools, and abundant amenities. Located just minutes from downtown Minneapolis, Minnetonka provides exceptional accessibility via major highways, a thriving retail market, and a high quality of life that attracts residents and businesses alike.

The area surrounding 1700 Plymouth Rd benefits from strong daytime traffic, a dense residential base, and a vibrant mix of national retailers, restaurants, and service providers. With a well-educated and affluent demographic profile, this location is ideal for retail and service-oriented businesses seeking visibility and long-term success in a premier market.



KEY DEMOGRAPHICS WITHIN 1 MILE OF SUBJECT PROPERTY

AVERAGE AGE

41.8

AVERAGE HH INCOME

\$166,566

TOTAL POPULATION

6,625

1700 PLYMOUTH RD MINNETONKA, MN 55305

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	427	2,143	6,625
Average Age	42.2	39.7	41.8
Average Age (Male)	35.7	37.1	39.9
Average Age (Female)	47.1	41.1	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	203	971	2,934
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$186,255	\$156,617	\$166,566
Average House Value	\$636,003	\$617,746	\$575,535

2023 American Community Survey (ACS)

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ABOUT MINNETONKA

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ABOUT MINNETONKA

Minnetonka offers retailers access to one of the Twin Cities' strongest west metro customer bases, with **6,625 people and 2,934 households within 1 mile of 1700 Plymouth Rd.** The immediate trade area is supported by an impressive average household income of **\$166,566 and an average home value of \$575,535**, signaling a highly affluent surrounding population with meaningful spending power. The area also benefits from a mature, established demographic profile, with an **average age of 41.8 within 1 mile.**

The site's closest surrounding radius is especially strong: **within 0.25 miles, average household income rises to \$186,255, with an average home value of \$636,003. Within 0.5 miles, the area includes 2,143 residents, 971 households, and an average household income of \$156,617.** Combined with Minnetonka's strong residential base, major roadway access, nearby national retailers, restaurants, services, and everyday amenities, this location provides a compelling opportunity for retail and service users seeking visibility, customer depth, and long-term demand in a premier west metro market.

To learn more, please visit: <https://www.minnetonkamn.gov/home>

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LISTING BROKERS

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