



108 N Chestnut St | Chaska, MN 55318

## Service Retail/Office Space For Lease In Historic Downtown Chaska

Zen Chaska is conveniently located on heavily traveled Highway 41. Traffic counts exceed 38,000 vehicles per day. This highly visible mixed-use property offers upscale retail and multi-tenant housing in historic downtown Chaska. Join co-tenants Carver County, LTD, Family Attachment and Counseling Center of MN, MJ Harder, and S.M. Hentges & Sons Inc.

### Space Available:

- Suite R108: 3,100 sf
- Lease Rate: Negotiable
- 2023 CAM: \$1.76 psf and Tax: \$2.03 psf



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### Highlights and Features:

- 164+tenants (senior housing) above
- Great glass line
- Parking: Interior courtyard and free on-street parking
- Conveniently located off of Hwy's 169, 41 & 212
- Great Hwy 41 frontages
- Area tenants include Wells Fargo, Chaska Curling Center, Crooked Pint Ale, Dominos, Shop, Dunn Brothers Coffee, Von Hanson's Meats, Tommy's Malt Shop, Chaska Valley Veterinary Clinic, La Hermosa Mexican, Chaska Market, China Pagoda, Red Bench Bakery, Revive Nutrition, Patron Mexican Bar & Grill, Cy's Bar and Grill, Dolce Vita Wine, Thread-tastic Embroidery

### Demographics:

- Average Population: 1 mile - 3,856, 3 miles - 16,412, 5 miles - 39,561
- Average Household Income: 1 mile - \$60,969, 3 miles - \$86,150, 5 miles - \$91,912

**MARY LINDELL**

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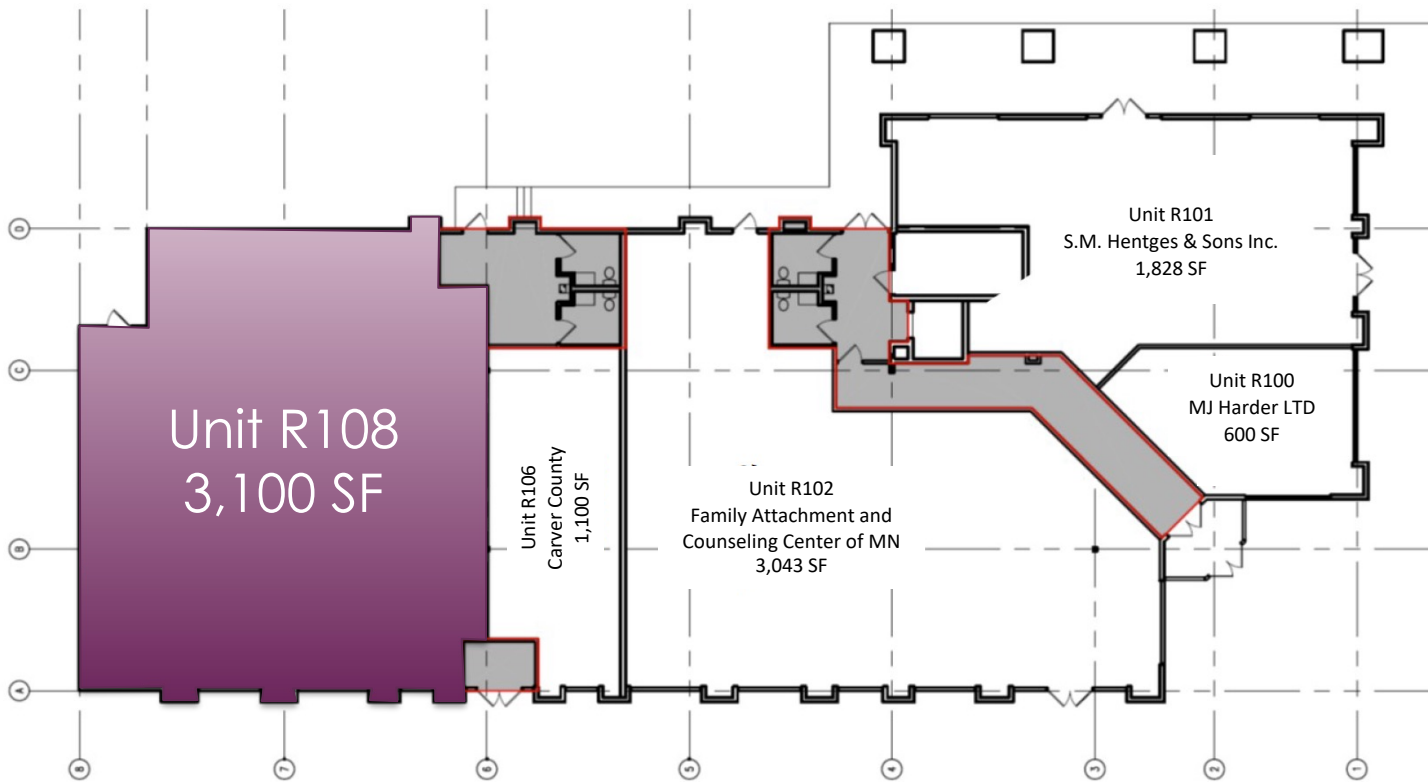
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.



### Site Plan



### Aerial



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