



CHANHASSEN RIDGE

2651 W 78th St | Chanhassen, MN 55317

2,719 SF Retail/Office Space For Lease

Chanhassen Ridge is a convenient neighborhood center. Located on Hwy 5 in the fast-growing suburb of Chanhassen. Join co-tenants Jimmy John's, Mathnasium, Country Financial, and Edina Realty.

Space Available:

- Suite 2651: 2,719 sf
- 2023 CAM: \$5.07 psf and Tax: \$5.05 psf
- Lease Rate: Negotiable NNN



Highlights and Features:

- Easy access and great visibility from Highway 5
- Ample parking
- Building signage
- Zoning: PUD Planned Unit Development District
- Strong demographics
- Area tenants: Burger King, Taco Depot, BP, Viverant, Elite Nails, Restoration Chiropractic, Express Employment Professionals, Ivy Aesthetics, Michael Orthodontics, Tweet Pediatric Dentistry, Holiday Inn Express, KinderCare, US Bank, Crème de la Crème Learning, CVS, Kwik Trip, Chan Rec Center

Demographics:

- Average Household Population: 1 mile - 2,394, 3 miles - 14,804 and 5 miles - 50,885
- Average Household Income: 1 mile \$130,722, 3 miles - \$118,918 and 5 miles - \$119,403
- Traffic Counts: Hwy 5 - 25,665 vpd, Hwy 41 - 14,258 vpd and W 78th St - 1,716 vpd



Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com



MARY LINDELL

612.747.9854

mary@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

info@SpaceAvailableMN.com | 952.921.5844

Space Plan - Suite 2651



Floor Plan
Scale 3/32=1'-0"

Country Financial	1,436 sf
Vacancy	2,719 sf
Total	4,155 sf

Comm: 2022.318.0
Dated: 10.28.2022

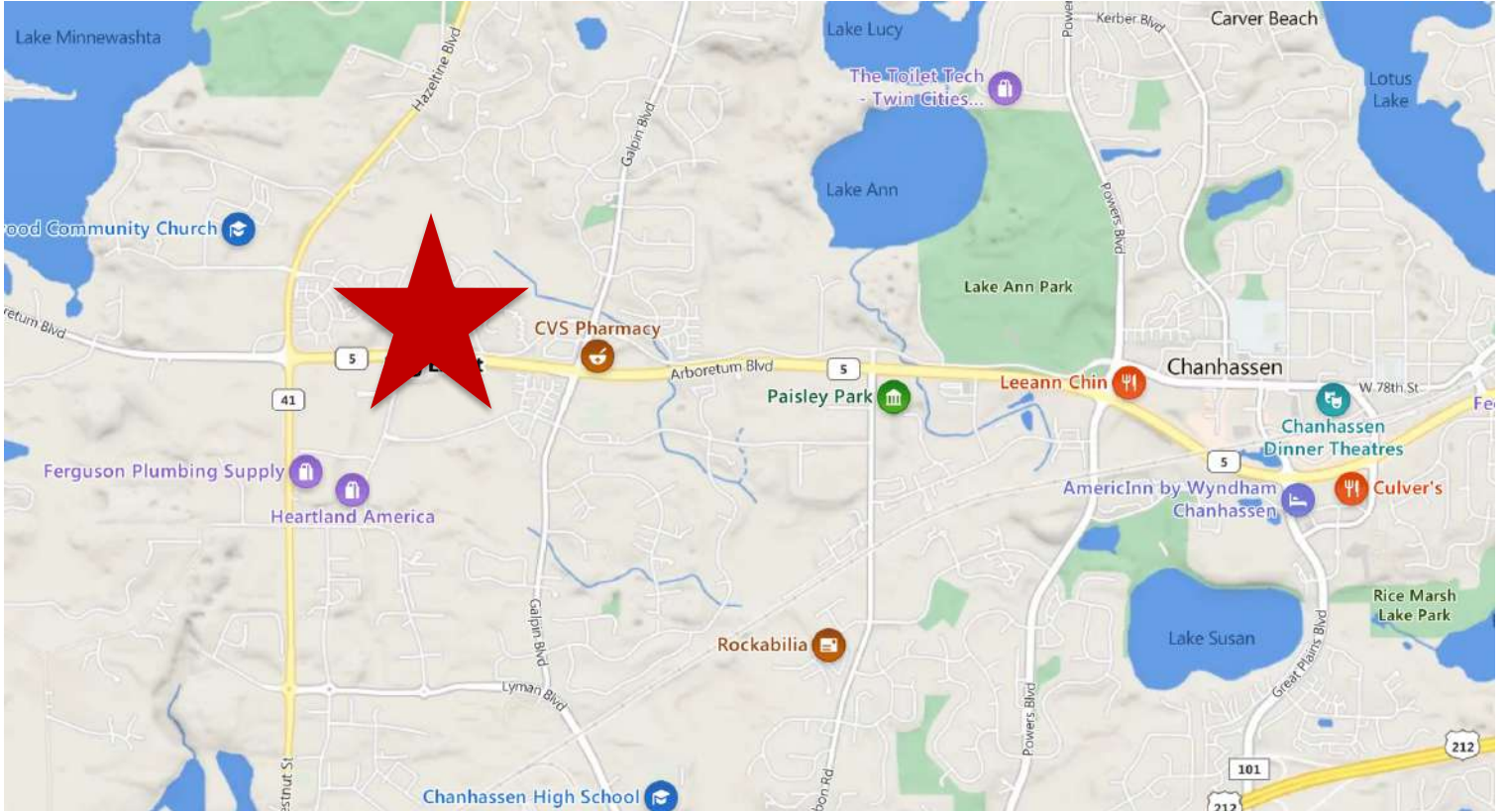


1600 Utica Avenue South, Suite 300
St. Louis Park, MN 55416
952.897.7874

Chanhassen Retail Center

2651 West 78th Street
Chanhassen, MN 55317

Map



Aerial



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