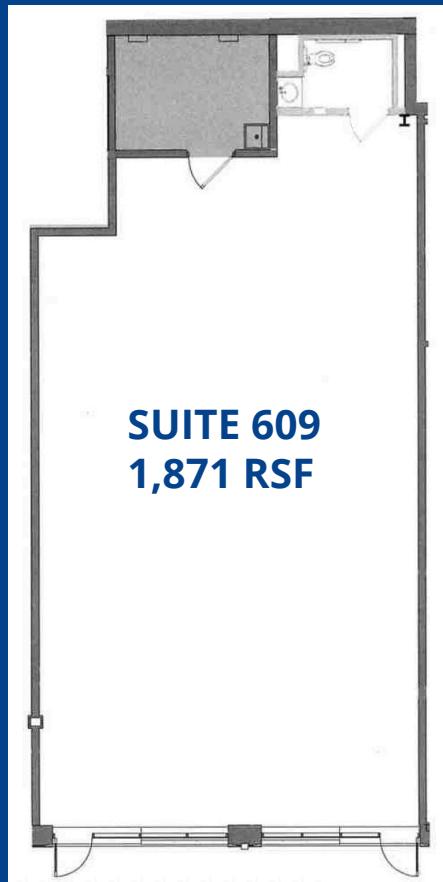




## Retail Space For Lease



### 1,871 RSF AVAILABLE

- 2025 CAM/Tax: \$23.00 psf
- Lease Rates: \$45.00 psf NNN

# Marquee Place

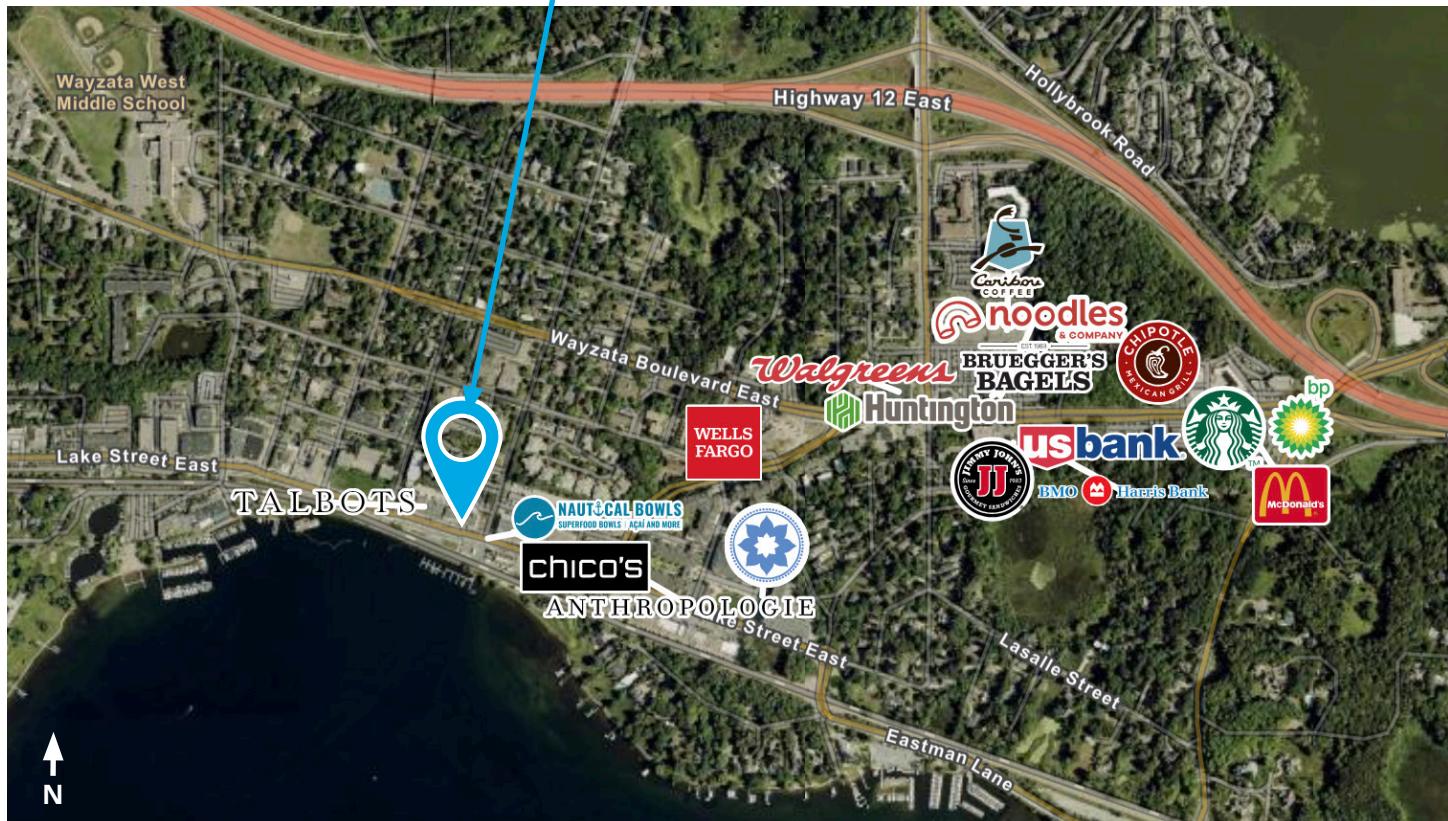
603-681 Lake St E | Wayzata, MN

### HIGHLIGHTS

- Premier Lake Street Location in the heart of downtown Wayzata
- High visibility and foot traffic on a well-traveled retail corridor
- Steps from Lake Minnetonka, Wayzata Beach, and lakeside dining
- Brand new building with attractive storefront windows
- Ideal for Retail
- Signage opportunities on Lake Street
- Near prominent destinations like Cov, Gianni's, and Hotel Landing
- Join a thriving tenant mix that includes RBC, UBS, Evereve, and Face Foundrie
- Area tenants include Oh Baby, J. McLaughlin, Crisp and Green, Gunderson's Jewelers and Toastique, along with other boutique shops, upscale dining, and national retailers
- Affluent demographic with strong local and tourist traffic
- Convenient access to Highway 12 and I-494
- Abundant nearby parking and pedestrian-friendly environment

# RETAIL SUITE 609

## 1,871 RSF



### Avg Household Population

1 mile	1,852
3 miles	15,883
5 miles	49,850

### Avg Household Income

1 mile	\$112,856
3 miles	\$114,898
5 miles	\$111,117

### Traffic Counts

- Lake St E: 4,470 vpd
- Broadway Ave N: 2,686 vpd

### Contact us:

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