



FOR SUBLEASE

SPACE AVAILABLE

- Suite 14446: 1,240 sf
- Term: 8/1/26 to 6/30/28
- 2026 CAM: \$2.44 psf and Tax: \$5.50 psf
- Lease Rate: \$18.15 psf NNN

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GLEN LAKE VILLAGE

14400 Excelsior Blvd | Minnetonka, MN 55345

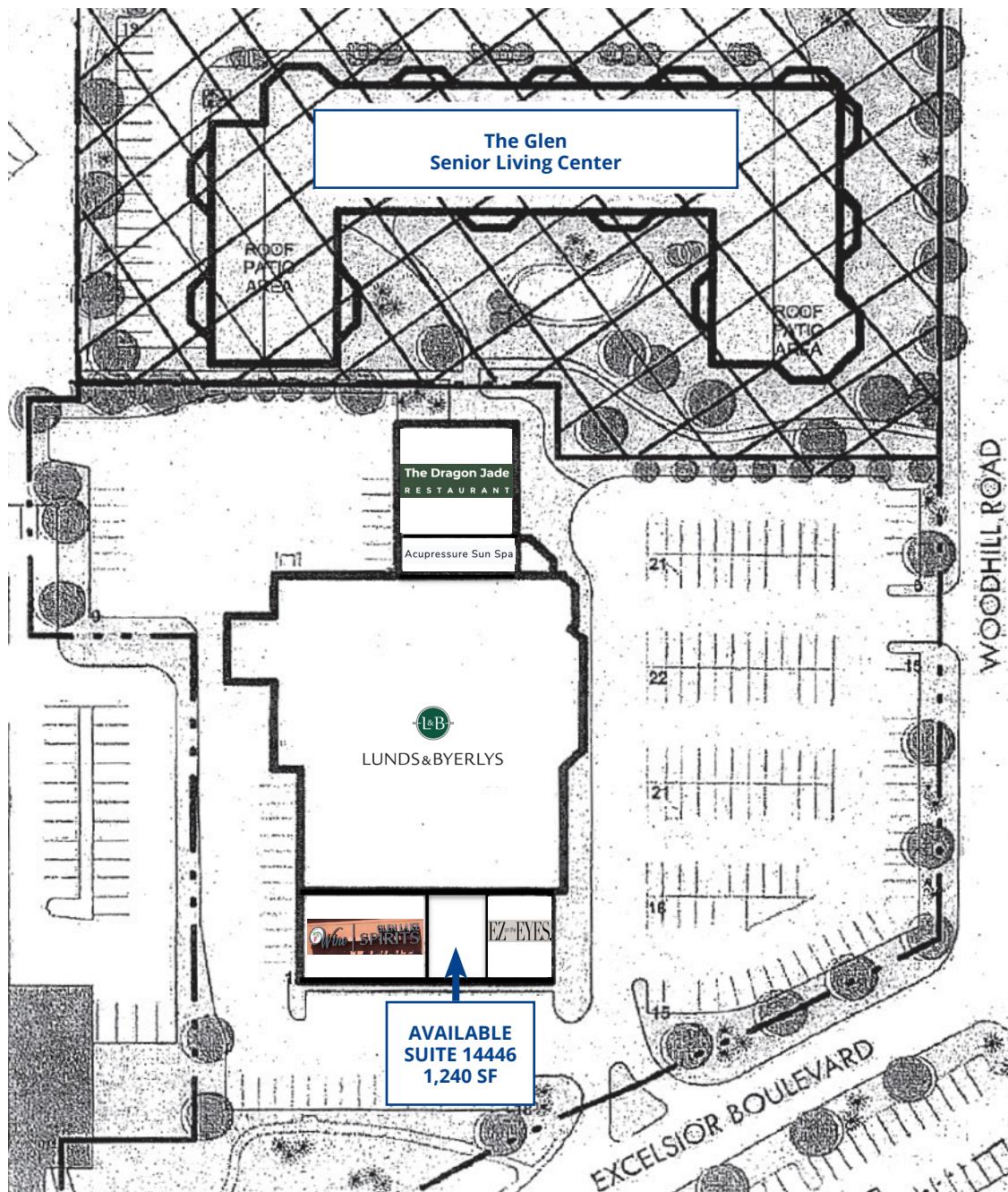
Grocery Anchored Retail Space

HIGHLIGHTS and FEATURES

- Neighborhood center anchored by Lunds & Byerly's
- Great visibility and access from Excelsior Blvd
- Located in dense Glen Lake neighborhood
- Parking: 147 spaces
- Building signage
- Co-tenants Glen Lake Wine and Spirits, EZ on the Eyes, Acupressure Sun Spa, and Dragon Jade
- Area Tenants: Unmapped Brewing Company, Pet Stuff, Gina Marias Pizza, Studio 13, State Farm, E-Cig POD, Glen Lake Animal Hospital, BP, Tide Cleaners, Snap Fitness, Glen Lake Academy of Dance, Prestige Preschool Academy, Gold Nugget, Glen Lake Dental, Mobile Hair Proz salon, Health Source, and Gunstop

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SITE PLAN



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Location Overview

DEMOGRAPHICS

Average Household Population

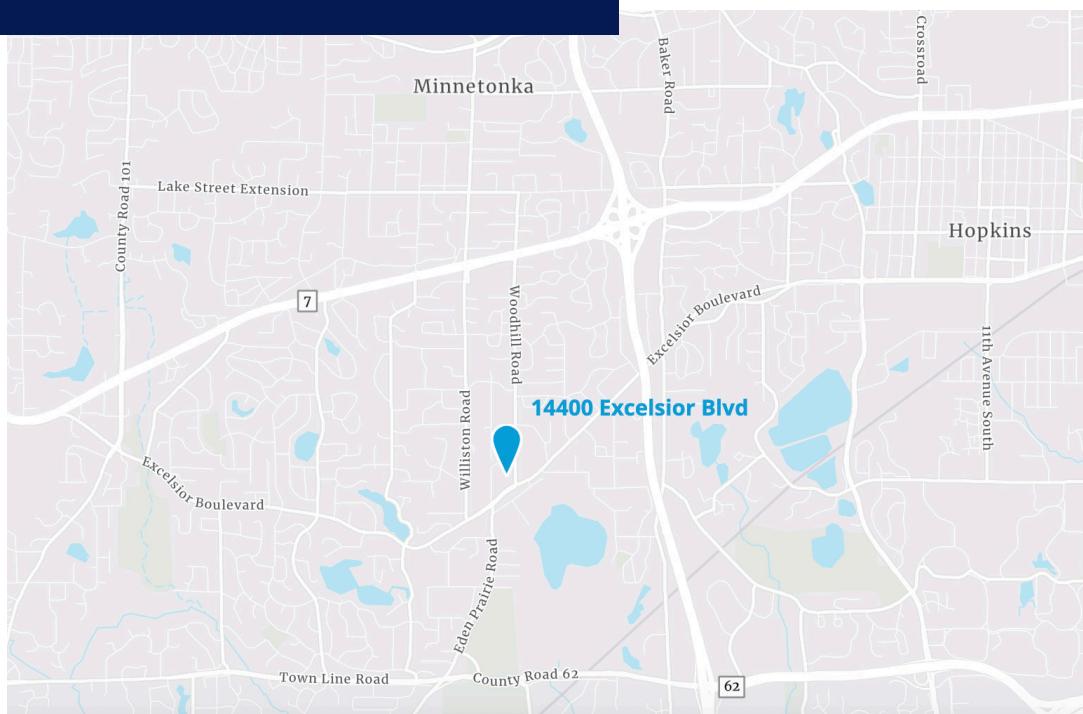
1 Mile	6,118
3 Miles	59,682
5 Miles	160,725

Average Household Income

1 Mile	\$152,758
3 Miles	\$128,617
5 Miles	\$136,643

TRAFFIC COUNTS

- Excelsior Blvd W - 10,500 vpd
- Excelsior Blvd E - 10,100 vpd
- Eden Prairie Road - 7,300 vpd



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