

# For Lease



## Village On The Ponds

426 Pond Promenade | Minnetonka

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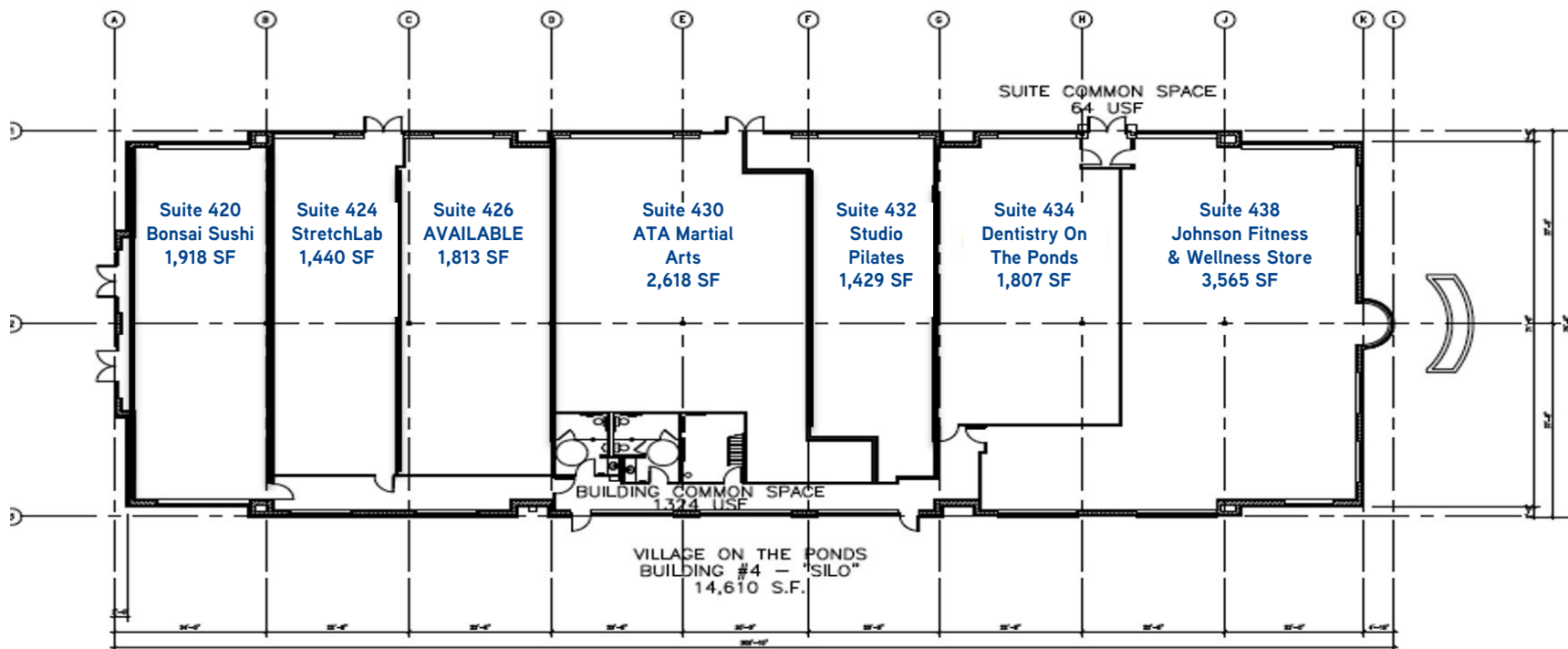
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# Site Plan

Colliers

Accelerating success.



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**OWNER**

**VILLAGE ON THE PONDS**  
**RETAIL BUILDING #4**  
 CHANNASSEN, MINNESOTA

**CERTIFICATION**

**FLOOR PLAN**

21 SEP 00

**TD1**

PROJECT # 17502

# Grocery Anchored Retail Space

- Suite 426: 1,813 SF
- Lease Rate: \$25.00 PSF NNN
- 2026 CAM: \$6.47 PSF and Tax: \$4.68 PSF



## Demographic

Radius	1 Mile	3 Miles	5 Miles
Population	5,425	23,583	46,169
Average HH Income	\$176,019	\$191,307	\$204,030

## Traffic Counts

Hwy 5	37,127 VPD
Hwy 101/Market Blvd	14,249 VPD
Great Plains Blvd	7,277 VPD

## Highlights & Features

- 14,850 SF Retail Center — positioned within a thriving, grocery anchored development that drives consistent daily traffic
- Exceptional Visibility & Access — prominent frontage and smooth ingress/egress for customers coming from Hwy 5 and Great Plains Blvd
- Strategic Corner Location — situated at the SW corner of Hwy 5 & Great Plains Blvd, one of Chanhassen’s most active commercial corridors
- Ample Parking — approximately 55 surface stalls, offering convenience for both quick stop and destination shoppers
- Surrounded by powerhouse national and regional retailers including Target, Merlins Ace Hardware, Mainstream Boutique, Lotus Lake Gifts & Décor, gg Pretty Things, Lakewinds Co op, Culver’s, Total Wine, Houlihan’s, Foss Swim School, New Horizon Academy, Chick fil A, Walgreens, Jimmy John’s, Cub Foods, Aldi, Buffalo Wild Wings, and more
- High performing co tenants onsite: Bonsai Sushi, StretchLab, ATA Chanhassen Martial Arts, Studio Pilates, Dentistry on the Ponds, and Johnson Fitness & Wellness

