

RETAIL FOR LEASE

SHADY OAK CENTER

10999 Red Circle Dr | Minnetonka, MN 55343

Jimmy's
FOOD and COCKTAILS

yum!
MILKSHAKES and BAKERY

FedEx Office
Print & Ship Services

Caribou
COFFEE

elements
massage

ROOSTERS

16,300 vpd

Shady Oak Rd

isla

SHADY OAK
CENTER

Holiday One
EXPRESS

MARRIOTT
MINNEAPOLIS
SOUTHWEST

169

UnitedHealth Group

MINNESOTA
62

30,500 vpd

14,500 vpd

31,500 vpd

Hilton
Garden
Inn

Optum Corporate
Headquarters

MINNESOTA
62

TRANSWESTERN®

LEASING INFORMATION
JANET OLSON | 612.359.1681
janet.olson@transwestern.com

Member of:
REALTY
RESOURCES

BAY LEAF
INDIAN CUISINE

TC Running

Gogi Bros.
House

Snip-its
haircuts for kids

Fan Man Lighting
Quality Ceiling Fans and Lighting
866-600-FANS (3287)

Woody's

NEW HORIZON

SUPERAMERICA

CAMPIELLO

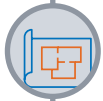
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OVERVIEW



PROPERTY INFORMATION

- **Location:** 10999 Red Circle Drice | Minnetonka, MN
- **Description:** Neighborhood Retail Center
- **Zoning:** Restaurant, retail or service/office
- **Signage:** Pylon signage with Freeway Visibility



AVAILABLE FOR LEASE

- **2,500 SF** Available immediately



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,021	63,268	203,970
Median HH Income	\$73,789	\$86,589	\$96,004
Average HH Income	\$108,394	\$130,358	\$135,349
Daytime Population	15,654	106,426	302,594

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

- 35,500 vpd - Crosstown Highway 62
- 16,300 vpd - Shady Oak Road



HIGHLIGHTS

Shady Oak Center is strategically positioned at the entrance to Opus Business Park at Shady Oak Road and Crosstown Highway 62. Strong demographics for the surrounding area include dense daytime population and high household incomes. Endcap premises with excellent visibility to Highway 62, outdoor patio space, and pylon signage available.



TENANTS



AREA TENANTS





OVERALL SITE PLAN

SHADY OAK CENTER

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