

# CONFIDENTIAL LISTING

Do Not Contact Employees

11500 Wayzata Blvd | Minnetonka, MN | 55305



18,520 SF Available

**Blake Martin**

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**UPLAND**  
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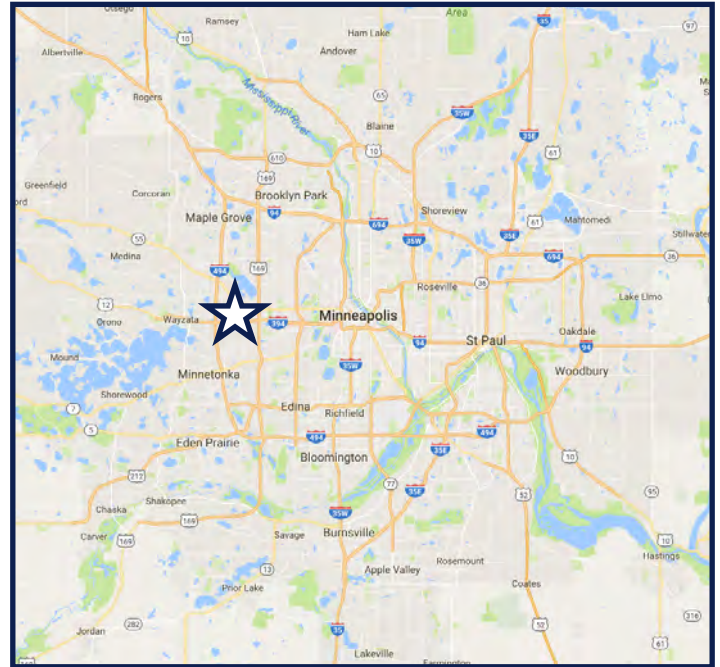
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	11500 Wayzata Blvd
<b>CITY, STATE</b>	Minnetonka, MN
<b>SPACE AVAILABLE</b>	18,520 SF
<b>LEASE RATE</b>	Negotiable
<b>LEASE EXPIRATION</b>	January 1, 2022
<b>ZONING</b>	PID - Planned I-394 District
<b>COUNTY</b>	Hennepin



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	6,556	62,982	200,840
<b>DAYTIME POPULATION</b>	9,729	95,211	247,752
<b>MEDIAN HH INCOME</b>	\$66,741	\$73,442	\$74,073
<b>AVERAGE HH INCOME</b>	\$97,933	\$102,321	\$103,053
<b>MEDIAN AGE</b>	40.2	42	40.9

**NEARBY RETAILERS**

Michaels	BLVD Kitchen & Bar
Fidelity Investments	Avenida
Dicks Sporting Goods	Bed Bath and Beyond
Trader Joe's	Lands End
Shane Co	Leann Chin
Ridgedale Mall	Schmitt Music

**TRAFFIC COUNTS**

<b>WAYZATA BLVD</b>	3,800 VPD
<b>INTERSTATE 394</b>	100,000 VPD
<b>HOPKINS CROSSROAD</b>	6,500 VPD

**COMMENTS**

- The site has high visibility to Interstate 394 with 100,000 VPD.
- Located near Ridgedale Mall.



