



VILLAGE ON THE PONDS

420-438 Pond Promenade | Chanhassen, MN 55317

Grocery Anchored Retail Space For Lease

Highlights and Features:

- 14,850 sf retail center located in a grocery-anchored development
- Great visibility and easy access
- Located at the SW corner of Hwy 5 and Great Plains Blvd
- Parking: Approximately 55 spaces
- Area tenants include Lakewinds Co-op, Culver's, Total Wine, Houlihan's, Foss Swim School, New Horizon School, Chick-fil-a, Cub Foods, Aldi, Walgreens, Buffalo Wild Wings, Jimmy John's, Target and more
- Join co-tenants Bonsai Sushi, StretchLab, Code Ninjas, ATA Chanhassen Martial Arts, Dentistry on the Ponds, and Johnson Fitness & Wellness Store

Space Available:

- Suite 432: 1,429 sf
- 2023 CAM: \$7.01 psf and Tax: \$4.06 psf
- Lease Rate: \$21.00 psf NNN

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 4,150, 3 miles - 27,712, 5 miles - 66,431
- Average Household Income: 1 mile - \$103,561, 3 miles - \$126,905, 5 miles - \$120,947
- Hwy 101 - 14,600, Hwy 5 - 36,805 vpd and Great Plains Blvd - 6,422 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

MARILYN FRITZE

612.804.4364

marilyn@christiansonandco.com

LISA CHRISTIANSON

952.393.1212

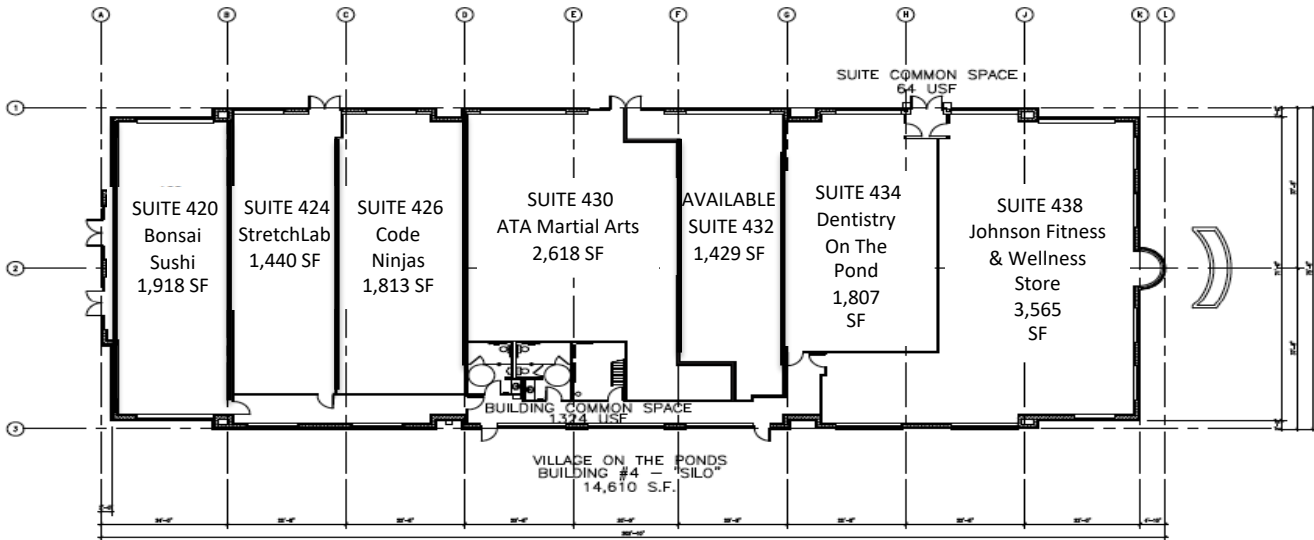
lisa@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Site Plan



AMCCON
 Design Construction Management
 200 E. Bay 13
 Minneapolis, Minnesota 55401
 Phone: 612-336-0177
 Fax: 612-336-0844

REVISE

CERTIFICATION
 I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

FLOOR PLAN
 21 10/1/20
TD1
 10/1/20

**VILLAGE ON THE PONDS
 RETAIL BUILDING #4
 C-HANSEN, MINNESOTA**

Aerial



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