

# BILL WOLFSON

COMMERCIAL REAL ESTATE

# FOR LEASE

312 WATER STREET  
EXCELSIOR, MN 55331



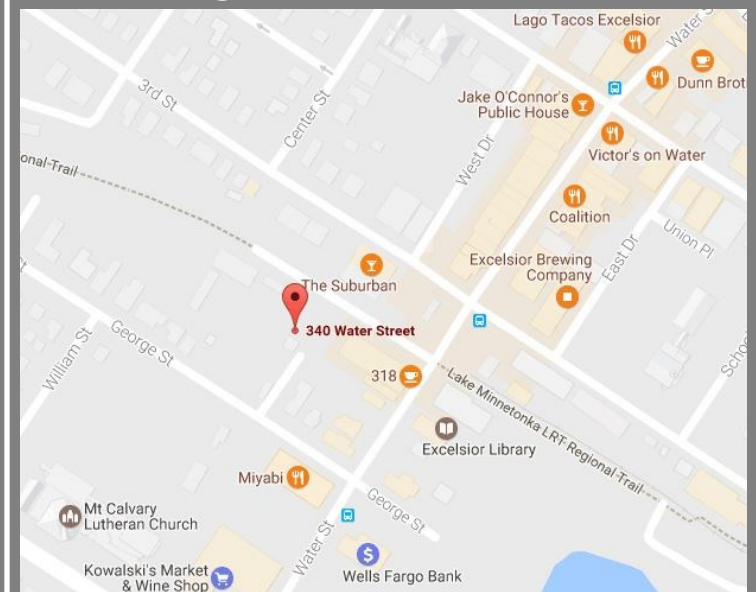
## DESCRIPTION

Excellent retail/office opportunity in the historic Mill Building on Water Street, in the heart of Excelsior. The 1,254 SF suite is among many well-loved shops and 318 Café. The quaint building offers parking along the north and west side and is located next to Lake Minnetonka LRT Regional Trail. Excelsior is a summer destination for many looking for a unique experience. This community is very supportive of local businesses.

## LOCATION

PROPERTY TYPE	Retail/Office		
AVAILABLE SF	1,254 SF		
MILL BLDG SIZE	10,200 SF		
LOT SIZE	24,400 SF		
LEASE RATE	\$24/SF Gross		
ZONING	B-1 Central Business		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2015 EST POP.	3,797	24,307	68,630
2015 EST AVG. HOUSEHOLD INCOME	\$129,879	\$138,400	\$130,142
VEHICLES PER DAY:	12,000 VPD on Oak St. 9,300 VPD on Mill St.		

\*All information deemed reliable but not guaranteed. Agent to verify all figures.



Sales Leasing Consulting Development  
Wolfson@rmi.net 952.334.4554 BillWolfsonCommercial.com  
201 East Lake Street Wayzata, MN 55391



**BILL WOLFSON**

COMMERCIAL REAL ESTATE

312 WATER STREET  
EXCELSIOR, MN 55331



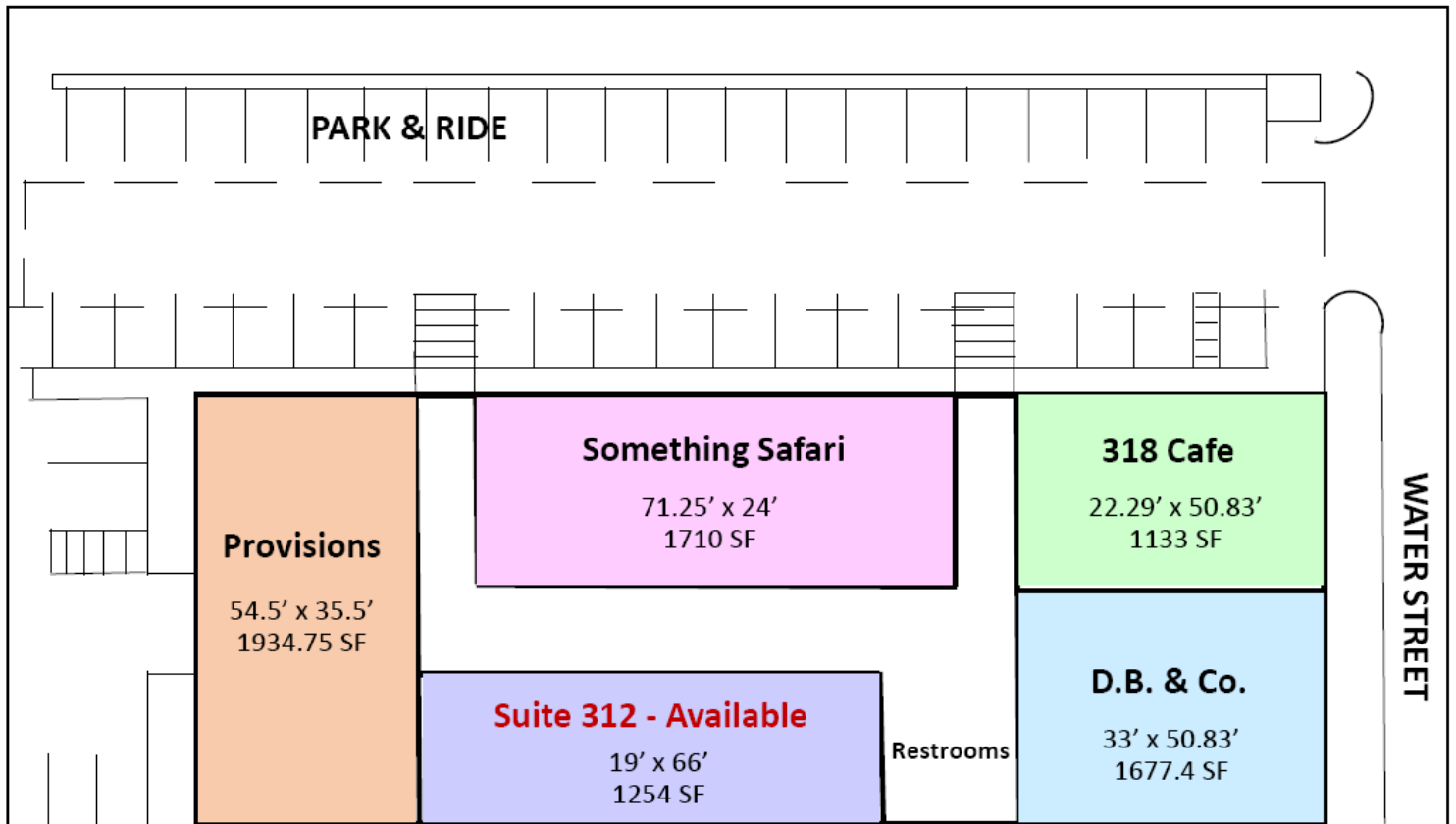
**QUAINT BUILDING & GREAT LOCATION**



Sales Leasing Consulting Development  
Wolfson@rmi.net 952.334.4554 BillWolfsonCommercial.com  
201 East Lake Street Wayzata, MN 55391



**MILL BUILDING FLOOR PLAN**



**BILL WOLFSON**

COMMERCIAL REAL ESTATE

312 WATER STREET  
EXCELSIOR, MN 55331

**BILL WOLFSON**

COMMERCIAL REAL ESTATE

**COLDWELL  
BANKER**

**BURNET**

**Sales Leasing Consulting Development**

Wolfson@rmi.net 952.334.4554 BillWolfsonCommercial.com  
201 East Lake Street Wayzata, MN 55391

**B W**