



Retail Available



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7 & 101

SEQ of Highway 7 & Highway 101 | Minnetonka, MN

7 & 101 >> FOR GROUND LEASE



PROPERTY HIGHLIGHTS

- > Ground lease outlot(s)
- > Pylon and monument signage available
- > Excellent access and visibility
- > Prominent location



TRAFFIC COUNTS (OVER 64,000 VPD)

- > **Highway 7:** 44,000 vpd
- > **Highway 101:** 20,100 vpd

**Source: MNDOT 2018 Study averages are per day total cars*



DEMOGRAPHICS

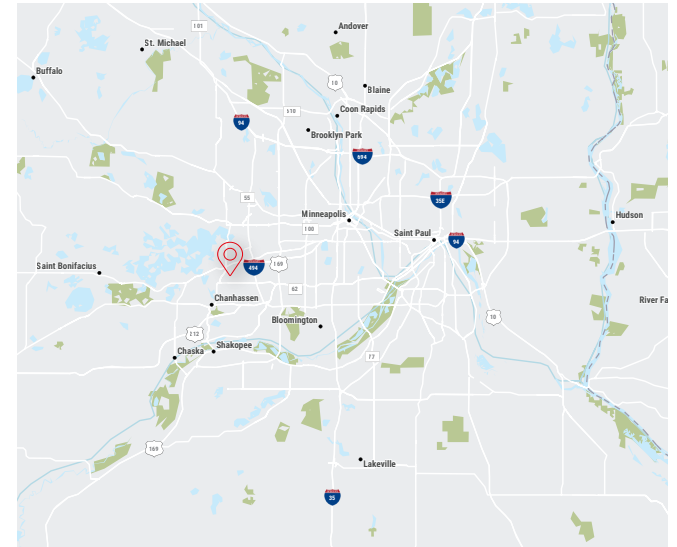
Radius	1 Mile	3 Miles	5 Miles
Population	6,382	46,559	125,268
Median HH Income	\$123,276	\$131,618	\$110,299
Average HH Income	\$162,109	\$178,465	\$159,756

** Source: 2023 Esri Forecasts based on The Census 2000 and 2010 data converted by Esri into 2020 geography*



LEASE RATES

- > Contact Broker



AREA TENANTS

BECKER
FURNITURE WORLD

NORTHERN
TOOL + EQUIPMENT

OPITZ
OUTLET

MEGA
PICKLEBALL

Culver's

Walgreens

Mister
CAR WASH

Planet Fitness

target

Club
FOODS

WELLS
FARGO

T-Mobile

Caribou
COFFEE

Chuck & Don's
PET FOOD & SUPPLIES

Frattallone's **ACE**
Hardware
Hardware & Garden Made Easy

CHASE

CHIPOTLE
MEXICAN GRILL

DISCOUNT
TIRE

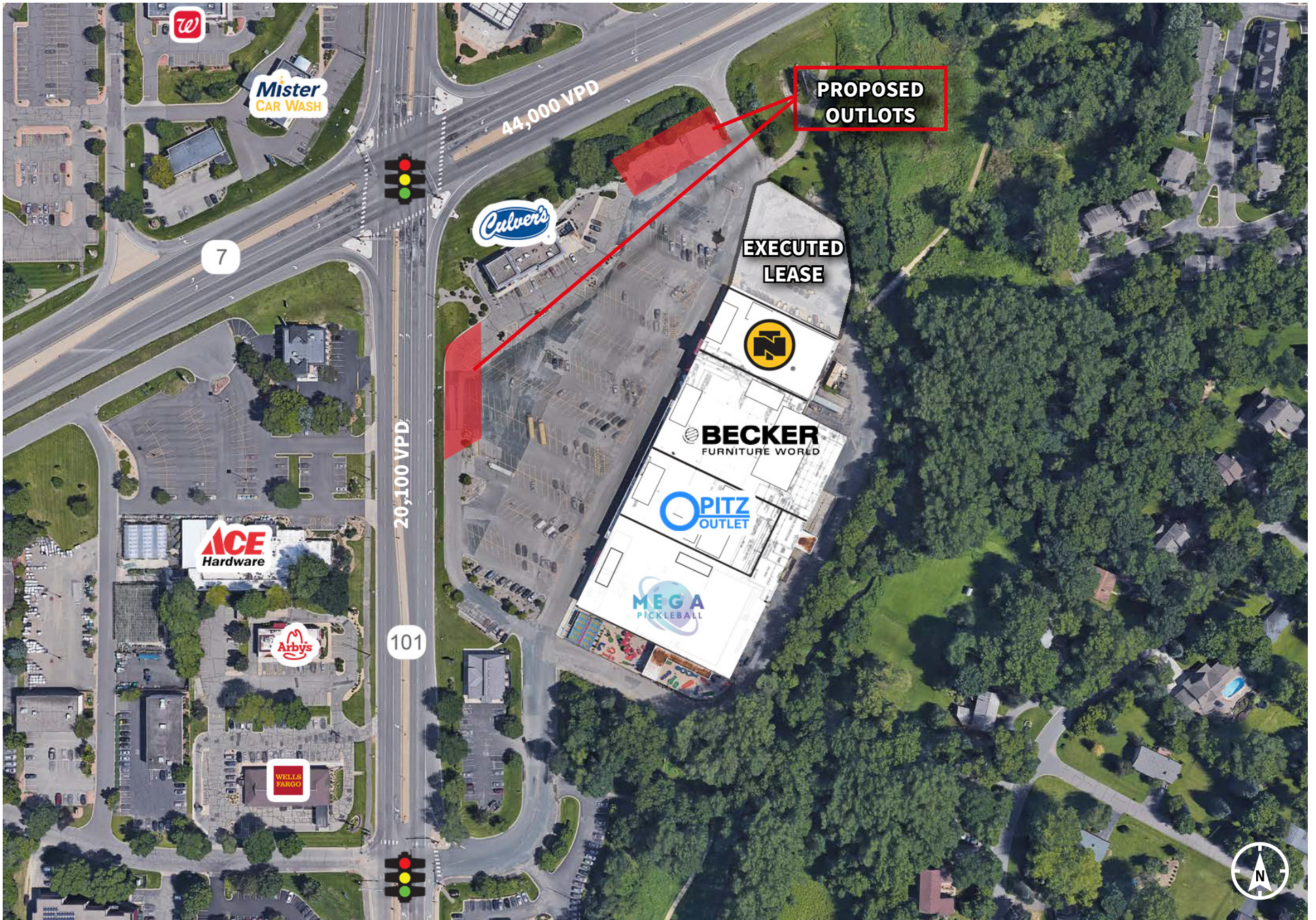
ME Massage Envy

MGM

SHERWIN
WILLIAMS

POTBELLY
SANDWICH SHOP

noodles
company





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