



# Retail for sale or lease

8300 Minnetonka Blvd, St. Louis Park, MN 55426

**8300 Minnetonka Blvd / St. Louis Park, MN 55426**

### Property highlights

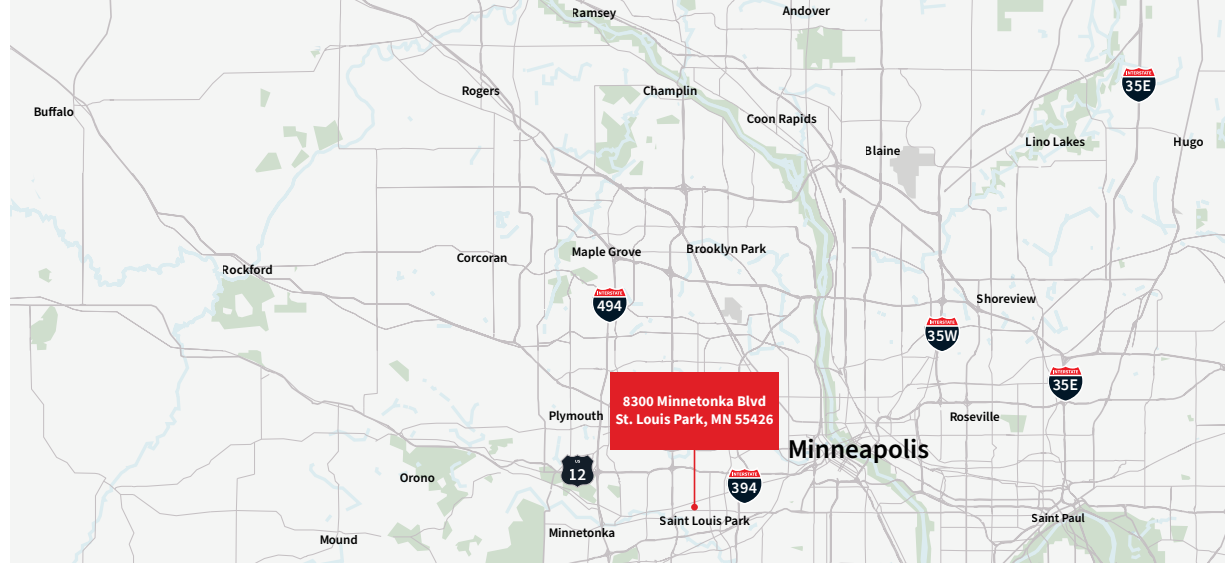
- Single-tenant restaurant/retail opportunity with patio
- Direct East-West connection from Minneapolis to the affluent western suburbs
- Excellent area demographics
- Located in a well-established neighborhood that offers strong schools, walkability, bikeability, and easy accessibility to public transit
- Nestled in between larger retail nodes yearning for new local restaurant options

### Site information

Location	8300 Minnetonka Blvd, St. Louis Park, MN 55426
Description	1,037 - 1,780 s.f. Single-Tenant Building
Asking Price/Rent	Contact Broker

### Traffic counts

Minnetonka Blvd	14,100 vpd
Texas Ave	4,900 vpd



### Area tenants



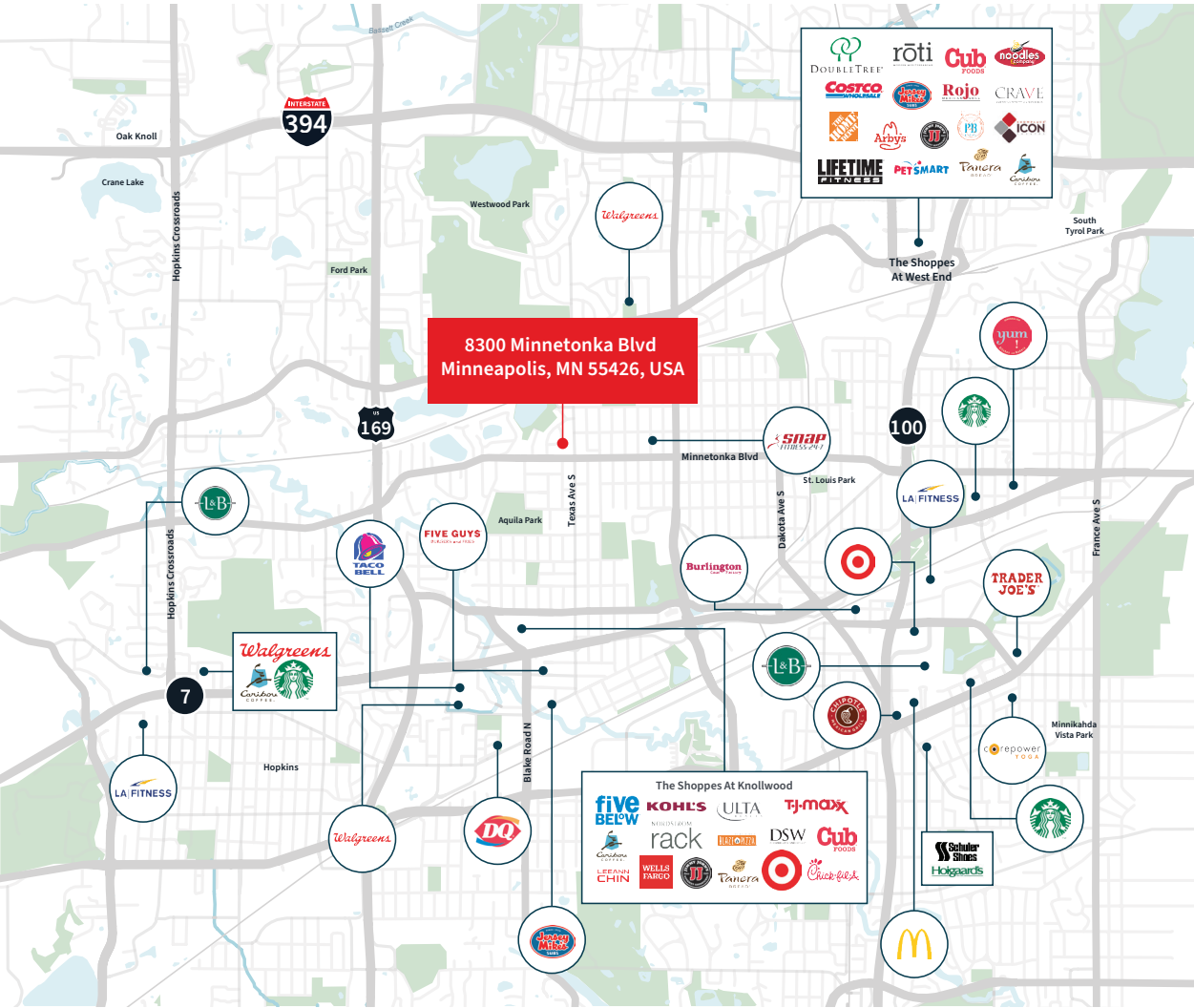
### Demographics

Radius	1 mile	3 miles	5 miles
Population	15,964	100,322	277,810
Median HH income	\$93,046	\$87,234	\$93,046
Average HH income	\$112,152	\$126,227	\$142,493

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



Aerial and plans





Trade area





Site plan





# Thank you

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

**Zac Hoang***Senior Vice President, Brokerage*[zac.hoang@jll.com](mailto:zac.hoang@jll.com)

+1 612 250 4663

[jll.com](https://jll.com)**Jack Whitcomb***Associate, Brokerage*[jack.whitcomb@jll.com](mailto:jack.whitcomb@jll.com)

+1 651 207 3498