

# 7/41 Crossings

2401 Highway 7, Chanhassen, MN 55331



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# Property highlights

- Arch Salon & Suites and Brito's Burrito joining tenant roster soon!
- Exterior renovations coming soon!
- Easy access off of Highway 7 & Highway 41 and in close proximity to Lake Minnetonka
- Strong neighborhood shopping center anchored by Walgreens, Cub Foods, and Dollar Tree
- First grocer-anchored retail corridor for many Lake residents going East on Highway 7

## Site information

**Location:** 2401 Highway 7, Chanhassen, MN 55331

**Description:** 25,906 SF Retail Strip Center

### Traffic counts

**Highway 7:** 27,000 vpd

**Highway 41:** 16,000 vpd

\* Source: PlacerAI 2022 Study Averages

### Expenses

**CAM:** \$7.41

**RE Taxes:** \$3.38

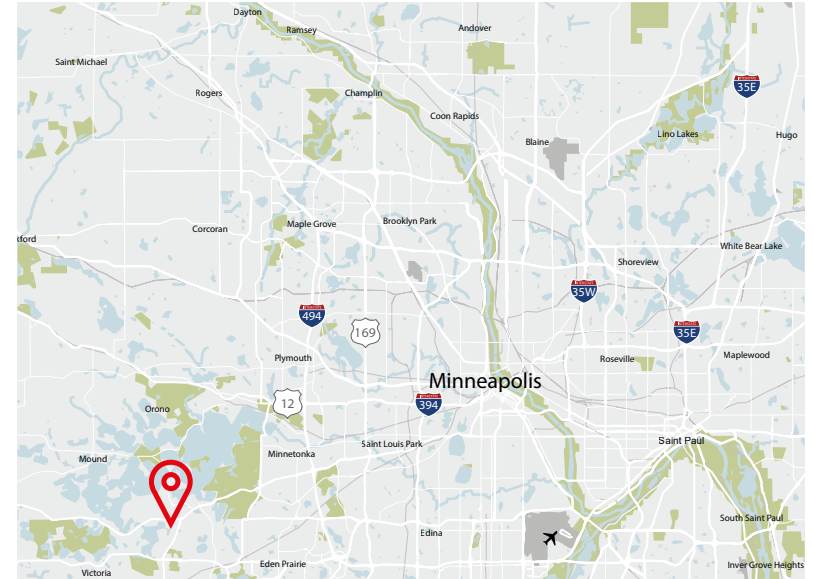
### Availability

1,200 - 4,560 SF

### Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	5,331	29,587	89,277
Median HH Income	\$161,158	\$145,488	\$132,035
Average HH Income	\$205,595	\$193,473	\$179,137

\* Source: 2022 Esri Forecasts based on The Census 2000 and 2010 data converted by Esri into 2020 geography



## Nearby Tenants



# Aerial and plans



# Site plan

SUITE	TENANT	SQUARE FOOTAGE
2407	North Coop Restaurant	4,677 SF
2413	Brito's Burrito	1,303 SF
2419	Cheesecake Funk	1,200 SF
2425	AVAILABLE Former Dry Cleaner	2,400 SF
2443	Happy Gardens II	2,614 SF
2449	US Nails	744 SF
2455*	AVAILABLE Former Pet Groomer	1,200 SF*
2461*	AVAILABLE Former Salon	1,786 SF*
2467*	LEASED BUT AVAILABLE Medical Office Space	1,574 SF*
2473	Fido's Pantry	2,003 SF
2497	Arch Salon	6,405 SF

**\* Can combine up to 4,560 SF**

CONTACT US 

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