Element Commercial Real Estate | *Driving Possibilities*

Element, Inc.
117 Washington Ave N, Suite 200
Minneapolis, MN 55401

FOR LEASE

755-795 Lake Street E

755-795 Lake St E, Wayzata, MN 55391

Distinguished single-story retail building centrally located in a highly walkable portion of Wayzata.

Element Commercial Real Estate

JoAnna Hicks
joanna@elementmn.com
612.436.8201

Building Size
14,375 SF

Year Built
1973

Space Available
2,670 SF

Rent Rate
$46.00 NNN

CAM & Taxes
$18.32/SF/yr

- High visibility in walkable area of Wayzata
- Charming individual storefronts with canopy signage
- Vibrant mix of co-tenants
- Plentiful street and lot parking with reserved spaces

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About the Property

This charming single-story brick building is located in the heart of the bustling Wayzata neighborhood. Each with their own charming storefront canopy, the building is home to a prominent mix of retailers including Wuollet Bakery & Espresso, Grace Hill, Burnet Fine Art, Crisp & Green, and oh baby! boutique. The property is surrounded by plentiful parking, with rear access through the building and reserved spaces available for customers.

Location

Located right along Lake Street E, a diverse mix of boutiques, restaurants, businesses, cafés, museums, beaches, and parks surround this distinguished Wayzata retail building. Wayzata is located about 11 miles from downtown Minneapolis, just west of the Interstate 494/394 corridor. The small-town charm and quaint downtown location along the shores of Lake Minnetonka, Wayzata is the crown jewel of the western suburbs. Located at the northeast tip of the lake, this charming community is nestled around Wayzata Bay, providing unbeatable view of Lake Minnetonka during any time of the year and creating a retail and boutique haven along Minnesota's most famous lake.

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Site Plan

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775 Lake St E

Rentable Area: **2,670 RSF**

Availability: **Immediately**

Lease Rate: **$46.00 NNN**

CAM & Taxes: **$18.32/SF/yr**

Highly visible retail space in walkable area of Wayzata.

- Move-in ready
- Open floorplan with flexible layout options
- Office area, break room, and restroom in rear
- Track lighting and hardwood floors
- Large glass storefront with signage opportunity
- Access directly from parking lot with reserved spaces

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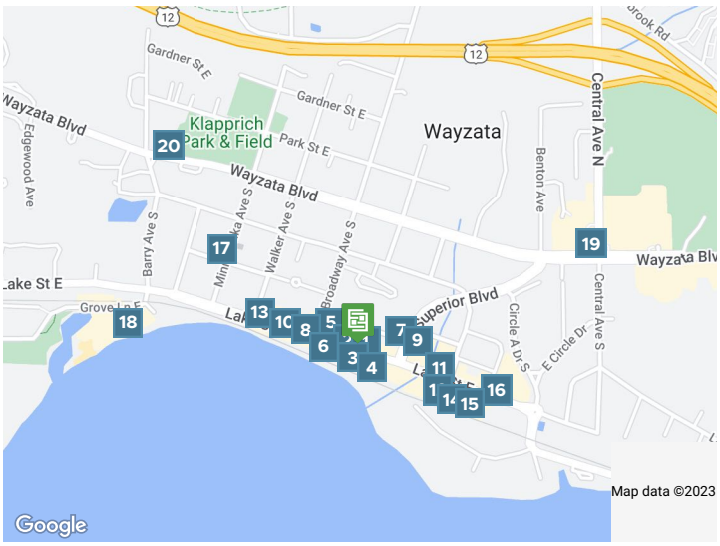
The Neighborhood

Wayzata

Known for its small-town charm and quaint downtown location along the shores of Lake Minnetonka, Wayzata is the crown jewel of the western suburbs. Not only a retail and boutique haven along Minnesota's most famous lake, Wayzata is home to acclaimed restaurants, unique homes, and romantic views of Lake Minnetonka.

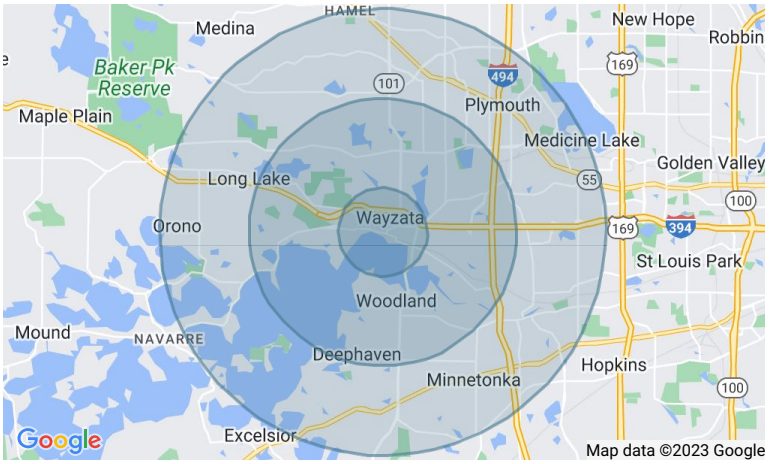
68	–	45
WALK SCORE	TRANSIT SCORE	BIKE SCORE



1 CRISP & GREEN
1 Wuollet Bakery
2 Josefina
3 Monique Of Switzerland Jewelers
4 STALK & SPADE
4 Penny's Coffee
5 The Grocer's Table
6 COV Wayzata
7 Wayzata Bar & Grill
8 McCormick's Pub And Restaurant
8 Sakana Sushi
9 Gunderson's Jewelers - JB Hudson Jewelers
10 Gianni's Steakhouse
10 One Door West
11 Benedict's
12 Baja Haus
12 Jade Fountain Chinese Restaurant
13 Caribou Coffee
13 Ben & Jerry's
14 Maggie's Restaurant
15 Sushi Fix
16 Ninetwentyfive
16 The Rand Street Inn
17 Alexander Tool & Supply Co
18 Macanda
18 6Smith
19 Walgreens
20 Vivace Hearing Solutions Of Wayzata

Demographics	1 Mile	3 Miles	5 Miles
Total population	4,040	32,651	103,944
Median age in years	52.0	47.2	46.4
Total households	2,082	13,302	42,731
Median household income	$114,027	$126,021	$118,040
Average household size	1.93	2.44	2.41
Average home value	$680,489	$551,657	$514,094

Data Source: ESRI/ArcGIS (2022)



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Wayzata

Neighborhood Photos

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