

FOR LEASE

Chanhasen Town Square | West 78th Street | Chanhasen | MN



Property Highlights:

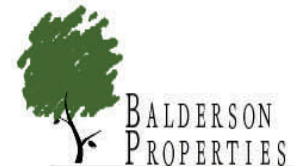
Attractive neighborhood retail center, located on West 78th Street, just north of Hwy 5 across from County Inn & Suites and Chanhasen Dinner Theater in the heart of downtown Chanhasen. Less than 1 mile from several big box retailers: Target, Byerly's, Cub Foods, Office Max & Fed Ex/Kinko's. A large variety of food retailers and service providers including: Caribou Coffee, Culver's, Leeann Chin, Radio Shack, Metro Dental, Wells Fargo Bank and State Farm Insurance are also located within walking distance to the center.

THE PERFECT PLACE TO WATCH YOUR BUSINESS GROW!

- 18,000 (+/-) Sq. Ft. Retail Center
- Outstanding Signage
- Mixed use retail space
- Available Immediately
- Newly Remodeled
- Vanilla shell w/ ceiling & lights
- Locally Owned & Managed
- Abundant Parking

Co-Tenants:

Oasis Market, Pizzaioli, Carlson Travel, Glenrose Floral, Bridal Shop, Smudges, Pro-Pack & Ship and Na's Thai Café

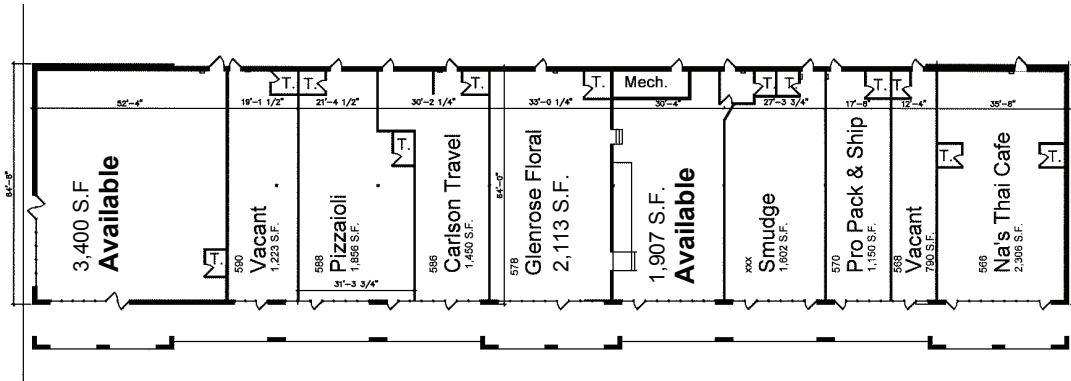


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CHANHASSEN TOWN SQUARE



Location: West 78th Street, Chanhassen, MN 55317
 Gross Leasable Area: 18,000 square feet
 Lease Rate: \$16.00 per square foot, triple net
 2008 CAM Rate: \$3.75 per square foot
 2008 Taxes: \$4.46 per square foot

2007 Demographics:	1 mile	3 mile	5 mile
Population	6,558	50,399	113,450
Households	2,437	17,366	42,228
Average HH Income	\$133,856	\$157,019	\$135,387

