

FOR SALE



TRANSWESTERN

REAL ESTATE  
SERVICES



2378

**WILSHIRE BLVD**

MOUND, MN 55364

# PROPERTY SPECIFICATIONS

## SPACE SPECS

**Location:** 2378 Wilshire Blvd  
Mound, MN 55364

**Building Size:** 10,326 SF

**Year Built:** 1980

**Available SF:** 10,326 SF Total

**Lot Size:** 1.58 AC

**Lighting:** Fluorescent

**Parking Ratio:** 2.13/1,000 SF

**Zoning:** B-1 Central Business

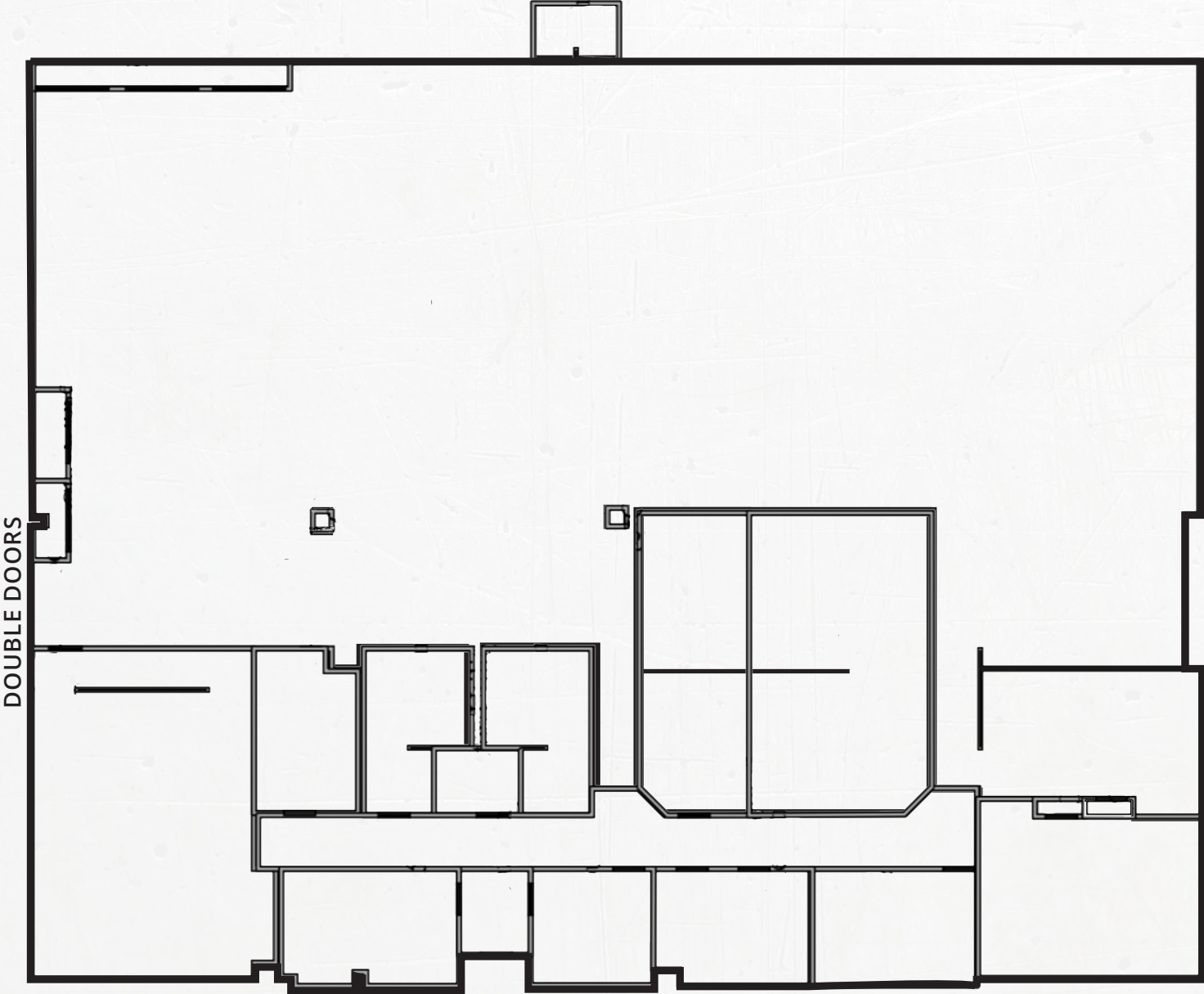
**Available:** Now

**Sale Price:** \$900,000

**2024 Est. Taxes:** \$1.20 SF



# FLOOR PLAN



DOUBLE DOORS

TOTAL - 10,326 SF

GROCERY - 1.1 Mi

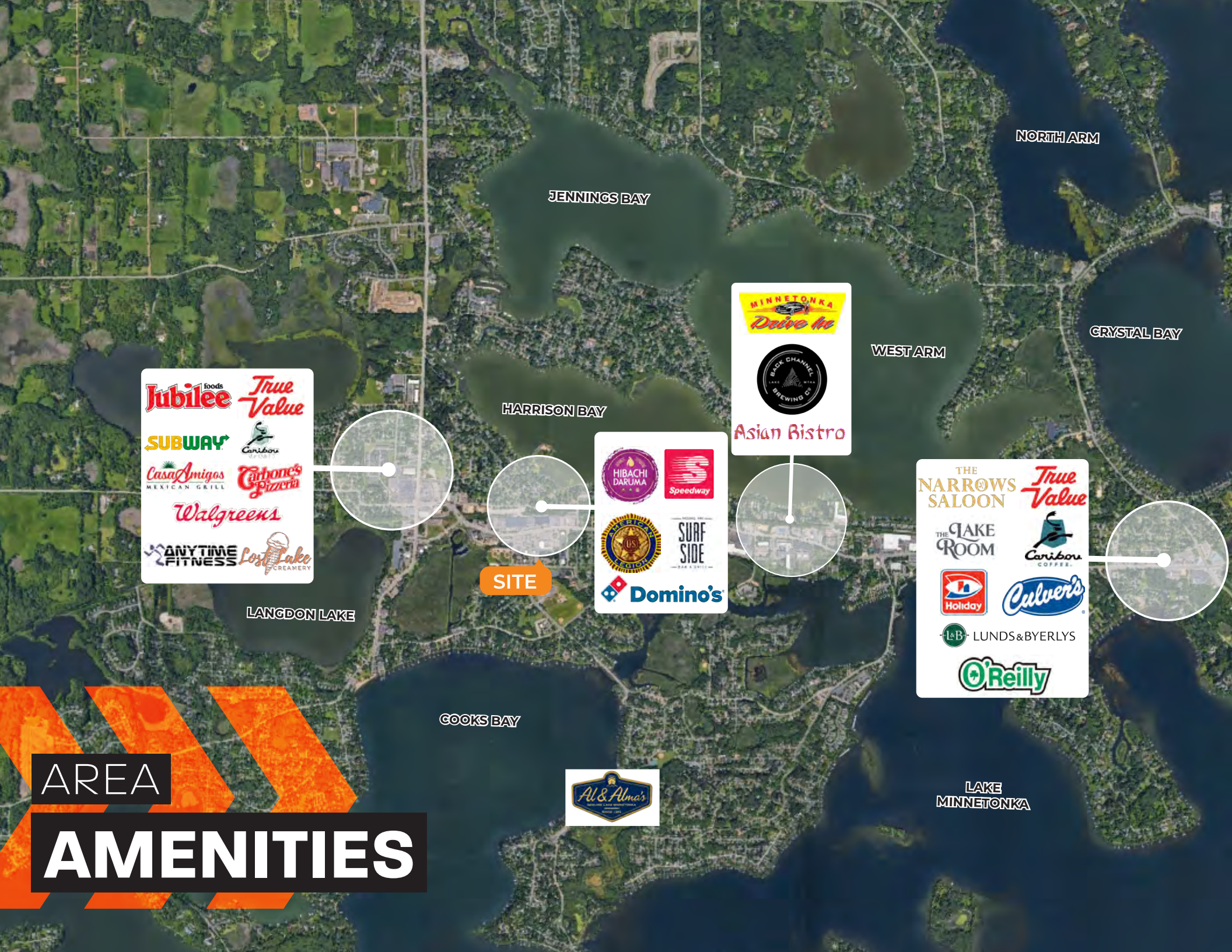
TOWNHOME DEVELOPMENT



SITE



PRIME  
LOCATION



NORTH ARM

JENNINGS BAY

CRYSTAL BAY

WEST ARM

HARRISON BAY

**Jubilee** foods  
**True Value**  
**SUBWAY**  
**Caribou**  
**Casa Amigos** MEXICAN GRILL  
**Carbon's Pizzeria**  
**Walgreens**  
**ANYTIME FITNESS**  
**Lost Lake CREAMERY**

**MINNETONKA Drive In**  
**FROG CHANTER BREWING CO.**  
**Asian Bistro**

**HIBACHI DARUMA**  
**Speedway**  
**DOMINO'S**  
**SURF SIDE**

**THE NARROWS SALOON**  
**True Value**  
**THE JAKE ROOM**  
**Caribou COFFEE**  
**Culver's**  
**Holiday**  
**L&B LUNDS & BYERLYS**  
**O'Reilly**

**SITE**

LANGDON LAKE

COOKS BAY

**Al & Alma's**  
 SQUARE LAKE MINNETONKA

LAKE MINNETONKA

AREA

# AMENITIES

# LABOR POOL

## MARKET PROFILE

  
**9,106**  
MOUND  
POPULATION

  
**-0.7%**  
MOUND  
PROJECTED POPULATION  
GROWTH (23-28)

  
**-1.00%**  
GROWTH IN RESIDENT  
WORKERS IN THE  
WEST

  
**99,914**  
RESIDENT WORKERS  
IN THE WEST

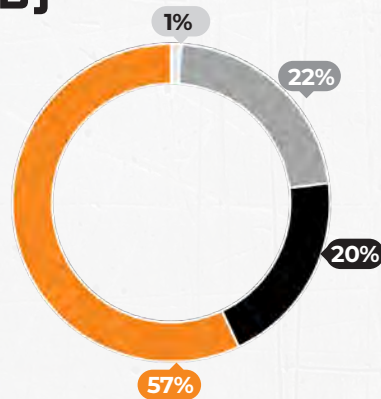
## EDUCATION (MOUND)

**1%** NO HIGH SCHOOL  
DIPLOMA

**22%** HIGH SCHOOL  
GRADUATE

**20%** SOME COLLEGE

**57%** BACHELOR'S / GRAD  
/ PROFESSIONAL  
DEGREE



## INDUSTRIAL WORK FORCE

MANUFACTURING/  
WAREHOUSE

LOGISTICS

OTHER

15%


49%


36%

**0.9%**  
UNEMPLOYMENT  
RATE



## MOUND HOUSING PROFILE

  
**704**  
MULTI-FAMILY  
UNITS

  
**52**  
TOTAL UNITS  
MULTI-FAMILY UNITS  
UNDER CONSTRUCTION  
2023

  
**2.20**  
AVERAGE  
HOUSEHOLD  
SIZE

## INCOME

  
**\$98,003** MEDIAN  
HOUSEHOLD INCOME

  
**\$60,727** PER CAPITA  
INCOME

# THINKING BEYOND THE OBVIOUS



## CONTACT

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