

INDUSTRIAL 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: Mixed Use

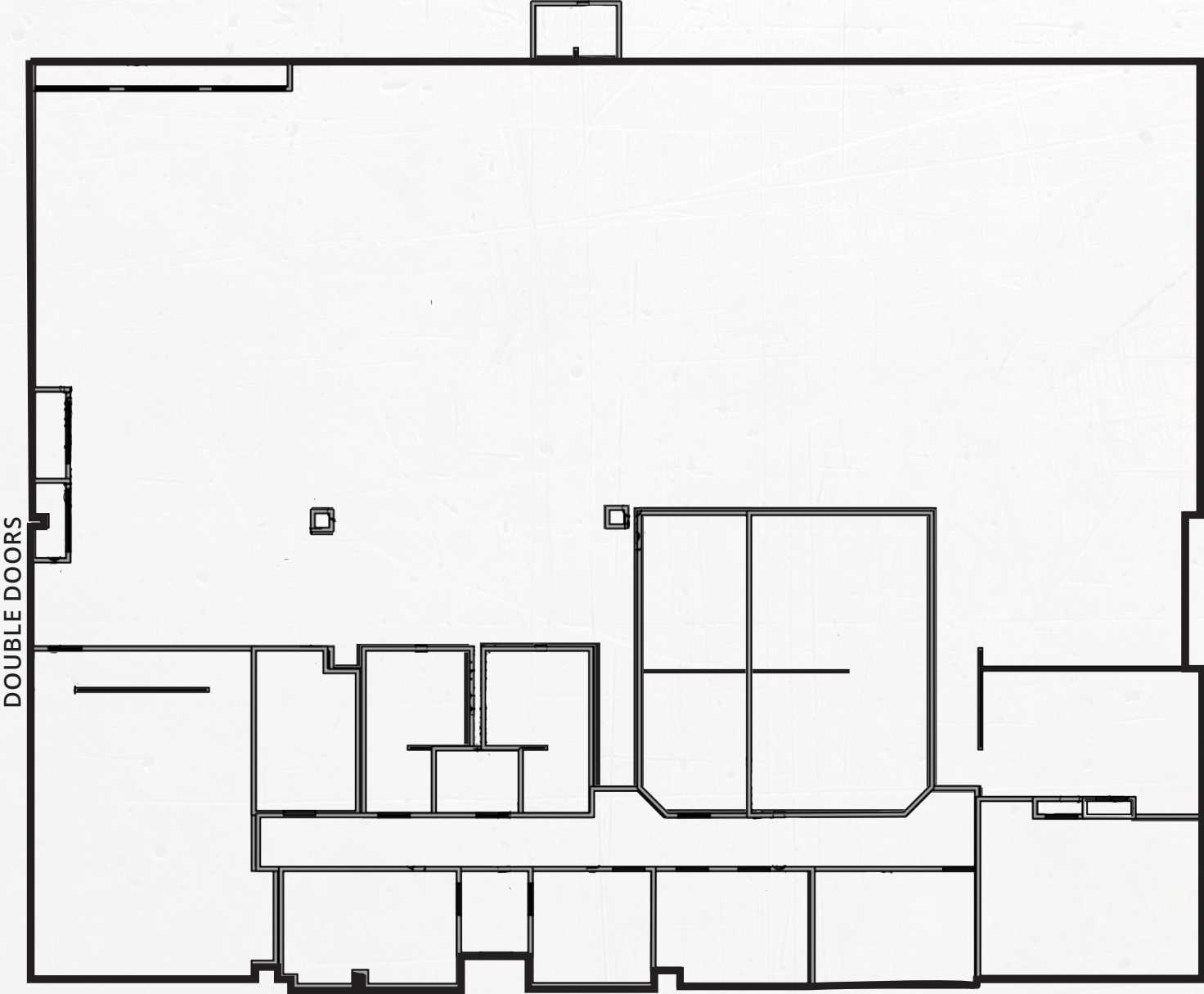
Available: Now

Sale Price: \$900,000

2024 Est. Taxes: \$1.20 SF



FLOOR PLAN



TOTAL - 10,326 SF

GROCERY - 1.1 Mi

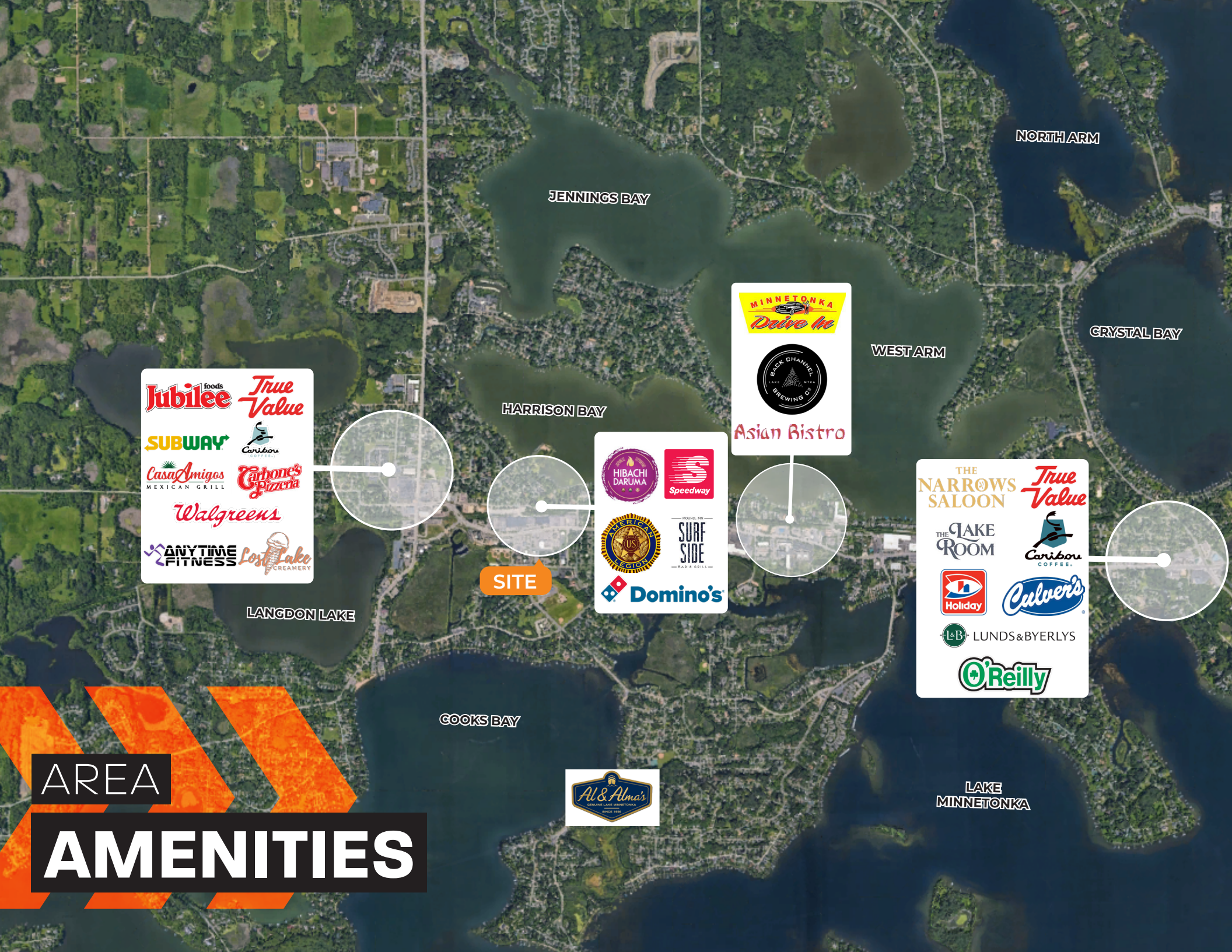
TOWNHOME DEVELOPMENT



SITE



PRIME LOCATION



NORTH ARM

JENNINGS BAY

CRYSTAL BAY

WEST ARM

HARRISON BAY

LANGDON LAKE

COOKS BAY

LAKE MINNETONKA

SITE

Jubilee foods **True Value**

SUBWAY **Caribou**

Casa Amigos **Carbone's Pizzeria**

Walgreens

ANYTIME FITNESS **Lost Lake Creamery**

HIBACHI DARUMA **Speedway**

AMERICAN LEGION **SURF SIDE BAR & GRILL**

Domino's

MINNETONKA Drive In

BLACK CHANNE BREWING CO.

Asian Bistro

THE NARROWS SALOON **True Value**

THE JAKE ROOM **Caribou COFFEE.**

Holiday **Calver's**

L&B LUNDS & BYERLYS

O'Reilly

Al & Alma's
GENUINE LAKE MINNETONKA
SINCE 1918


AREA

AMENITIES

GROWING LABOR POOL

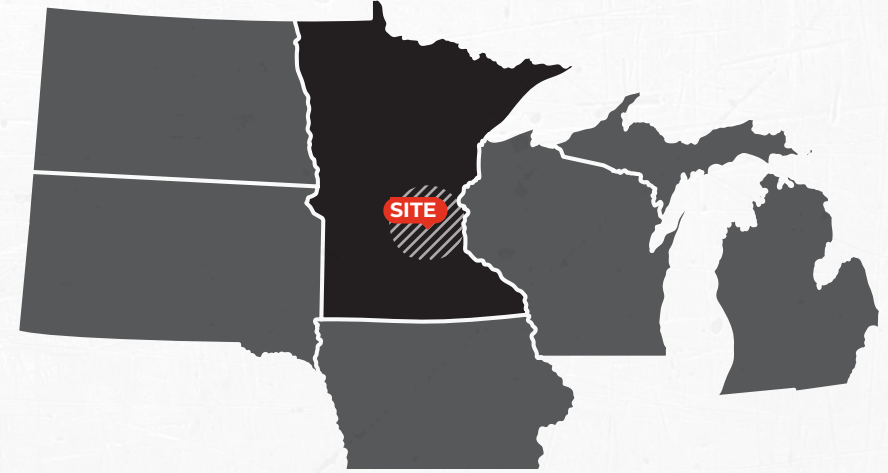
MARKET PROFILE


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



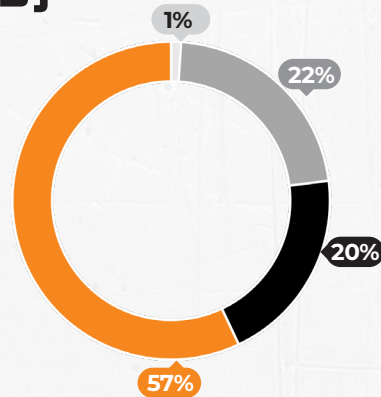
EDUCATION (MOUND)

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



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CONTACT

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