

PROPERTY SUMMARY

LOCATION: NEC of I-494 + I-394 | Minnetonka, MN

BUILDING GLA: 120,231 sq. ft.

PARKING: 610 spaces

HIGHLIGHTS: Excellent visibility to I-394 + I-494
Community Shopping Center

AVAILABILITY

SUITE 12: 1,589 sq. ft.

SUITE 10: 1,247 sq. ft. [available but occupied]

TRAFFIC COUNTS

I-494: 104,937 vpd

I-394: 69,007 vpd

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	5,086	50,810	169,348
Daytime Population	20,503	94,679	221,957
Average HH Income	\$163,242	\$153,445	\$140,992
Median HH Income	\$105,385	\$103,547	\$99,230

ANCHOR TENANTS



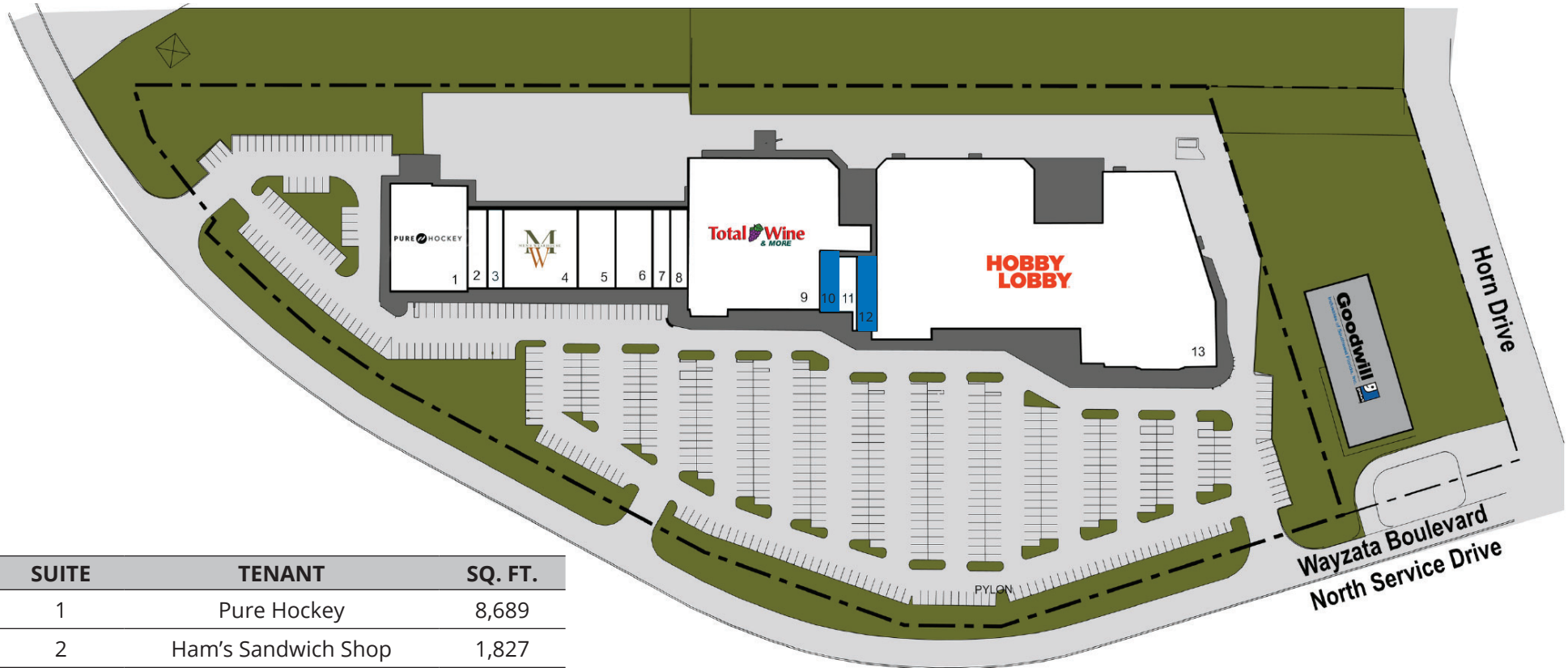
TRADE AREA TENANTS



PROPERTY SITE PLAN



REALTY
RESOURCES
MEMBER



SUITE	TENANT	SQ. FT.
1	Pure Hockey	8,689
2	Ham's Sandwich Shop	1,827
3	Tonka Nail & Hair Spa	1,445
4	Men's Wearhouse	6,782
5	Once Upon a Child	3,442
6	Clothes Mentor	3,400
7	Milan Laser	1,697
8	Jimmy John's	1,700
9	Total Wine	25,775

SUITE	TENANT	SQ. FT.
10	AVAILABLE BUT OCCUPIED	1,247
11	Shower Door Place	1,269
12	AVAILABLE	1,589
13	Hobby Lobby	61,369

contacts RETAIL LEASING

Tom Palmquist • 952 381 5538 • tom.palmquist@transwestern.com

Janet Olson • 612 359 1681 • janet.olson@transwestern.com

OWNED+MANAGED BY:



SUITE 10 LOD



3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
TEL. 516.869.9000
WWW.KIMCOREALTY.COM

Site No.: 105520
Site Name: Ridgedale Festival Center
Location: Minnetonka, MN
Submitted By: RB
Drawn By: KM
Date: 01.29.25

This drawing is a general representation of the shopping center and individual spaces and should not be used as a construction document. No representation is made as to the accuracy of interior or exterior dimensions, conditions or existing improvements, and the owner reserves the right to change the shopping center and individual spaces at any time and without notice. It is the responsibility of the tenant or its agent to verify actual dimensions and conditions prior to design and construction of improvements.

EXISTING CONDITIONS

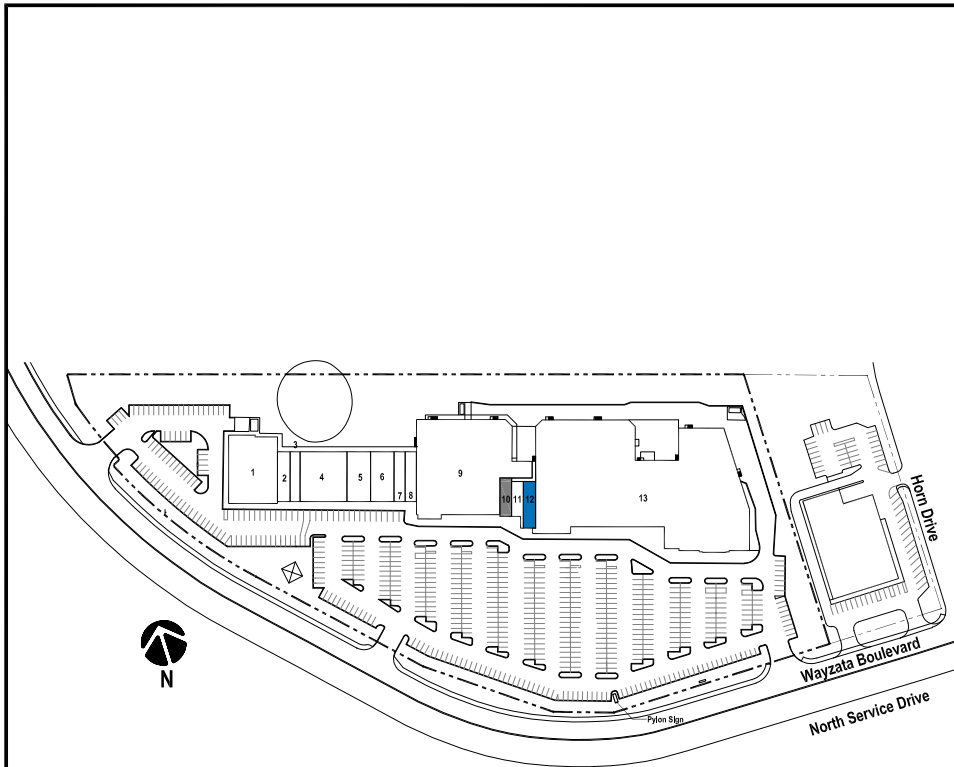
CEILING HEIGHTS	
B.O. Roof Deck	N/A
B.O. Roof Joists	N/A
B.O. Ceiling	N/A
B.O. Soffit	N/A
ELECTRICAL SERVICE	
Elec. Panel #1	N/A
Elec. Panel #2	N/A
LIFE SAFETY	
Sprinkler	N/A
Alarm	N/A

LEASE OUTLINE DRAWING
GROSS LEASABLE AREA
±1,247 S.F.

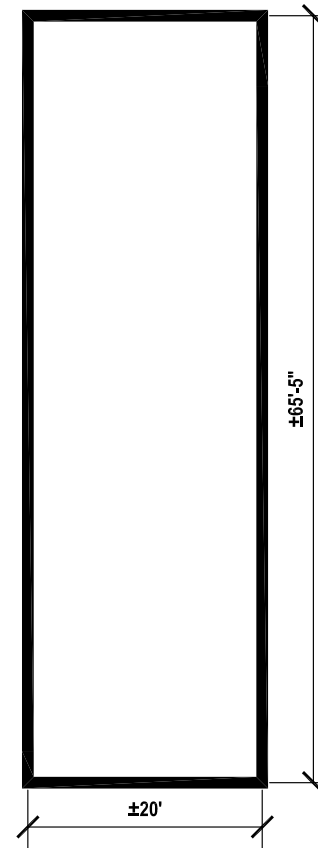
DEMISING

FRONT	WIDTH	DEPTH
±20'	±20'	±65'

UNIT 10



2 SITE KEY PLAN
1" = 200'



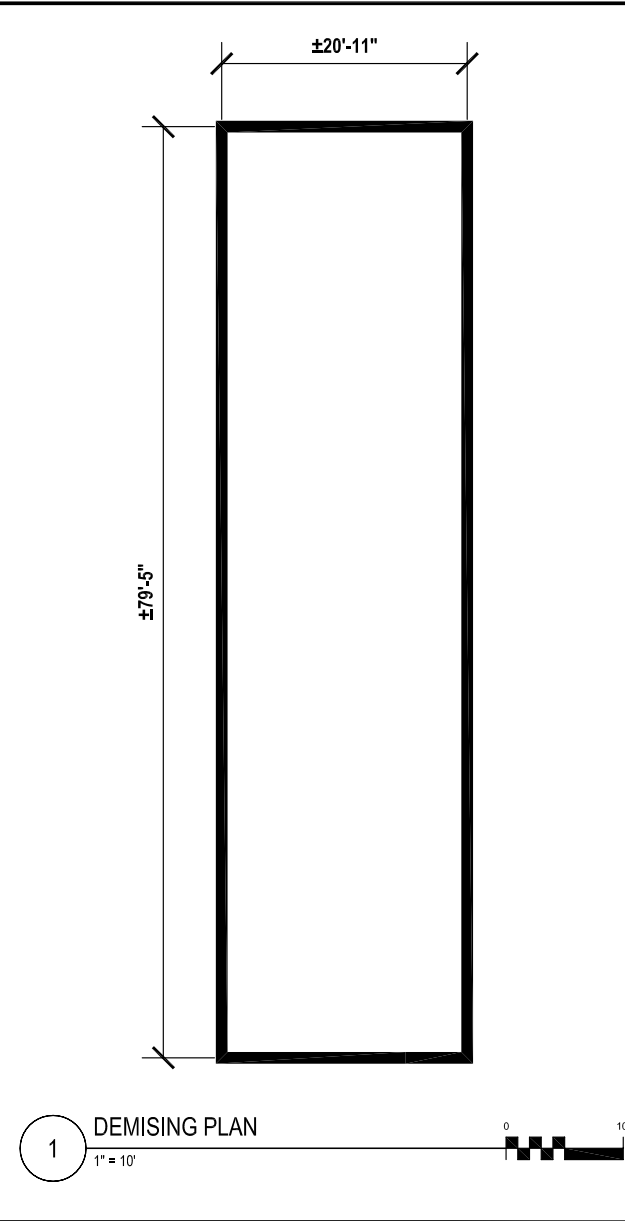
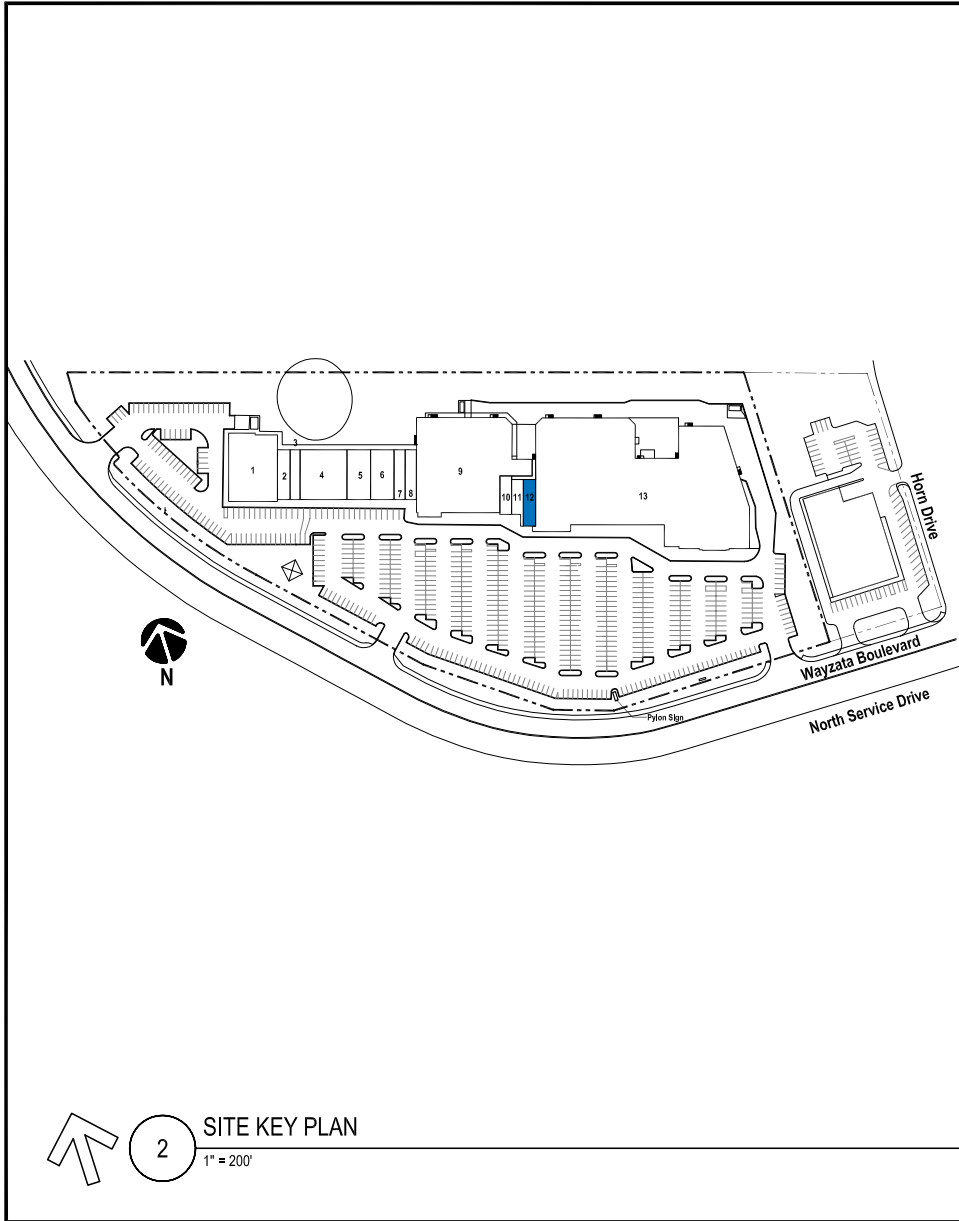
1 DEMISING PLAN
1" = 10'



contacts
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SUITE 12 LOD



3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
TEL. 516.869.9000
WWW.KIMCOREALTY.COM

Site No. : 105520
Site Name : Ridgedale Festival Center
Location : Minnetonka, MN
Submitted By : RB
Drawn By : JB
Date : 02.23.24

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EXISTING CONDITIONS

CEILING HEIGHTS	
B.O. Roof Deck	N/A
B.O. Roof Joists	N/A
B.O. Ceiling	N/A
B.O. Soffit	N/A
ELECTRICAL SERVICE	
Elec. Panel #1	N/A
Elec. Panel #2	N/A
LIFE SAFETY	
Sprinkler	N/A
Alarm	N/A

LEASE OUTLINE DRAWING
GROSS LEASABLE AREA
±1,589 S.F.

DEMISING		
FRONT	WIDTH	DEPTH
±21'	±21'	±79'

UNIT 12

contacts
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