

OFFICE FOR LEASE

Beautiful office space in Excelsior

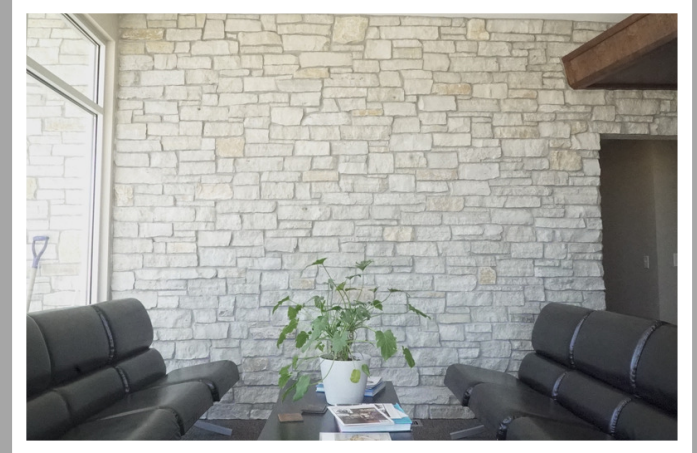


 **CASPIAN**
GROUP

386 Oak St
Excelsior, MN 55331

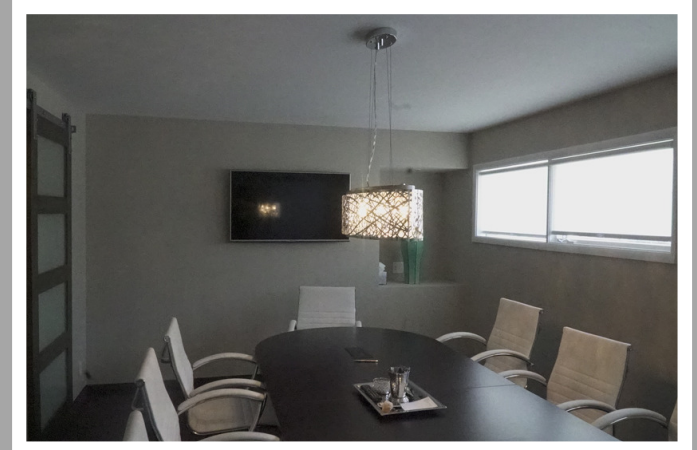
PROPERTY DETAILS

Building SF:	2,295 SF
Use:	Office
Year Built:	1950
Price:	Call for Details
Zoning:	General Business District
Parking Ratio:	4.36/1000 SF



PROPERTY OVERVIEW

- Right off Hwy 7
- High Traffic Area
- Over 13,000 Vehicles Per Day
- 10 Parking Spots
- Roadside Signage
- 4 Private Offices

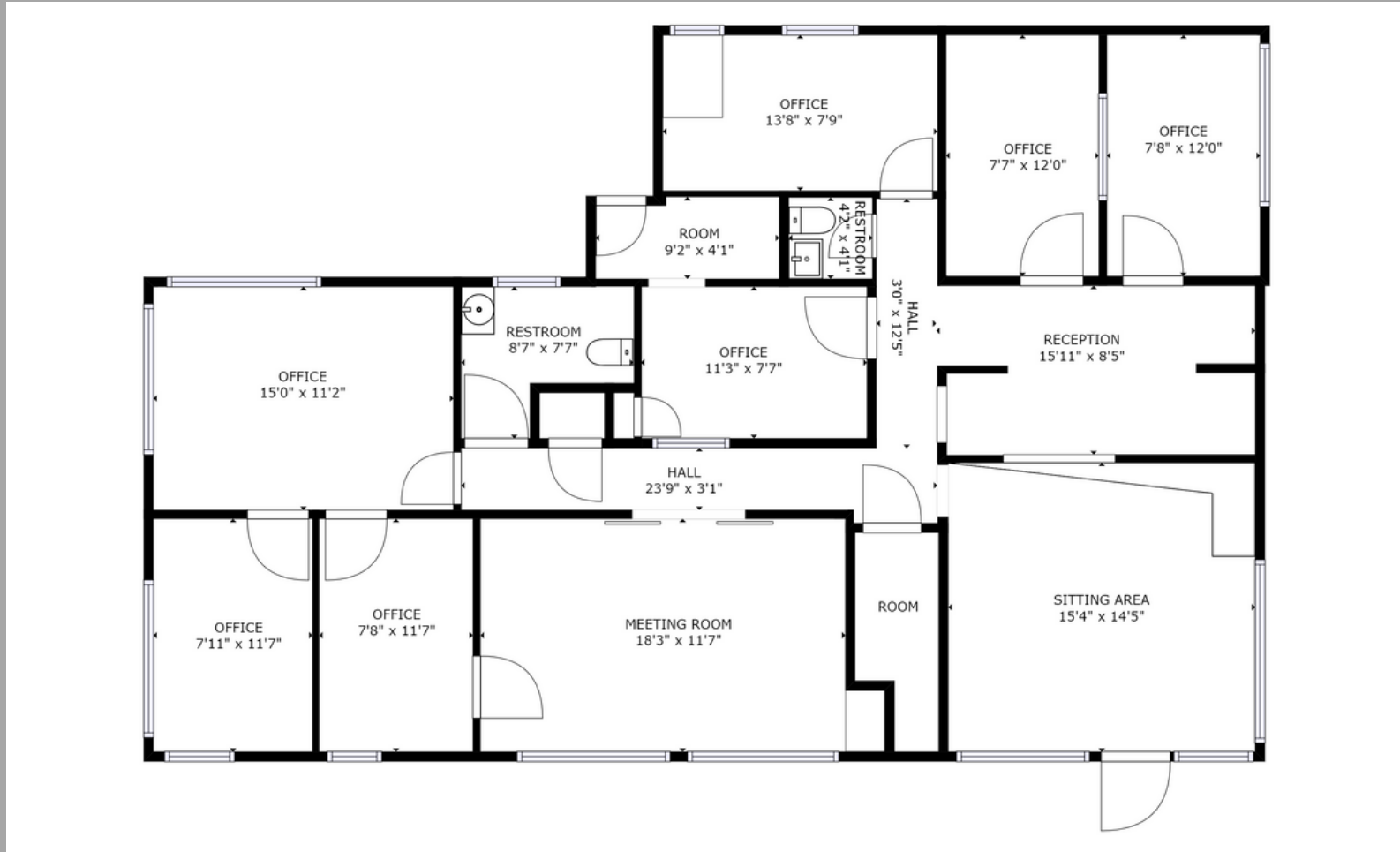


Located on corner of Oak St and Water St, just a few blocks away from Excelsior's historic downtown area.

ADDITIONAL PHOTOS



AVAILABLE FLOOR PLAN



AERIAL MAP



DEMOGRAPHICS

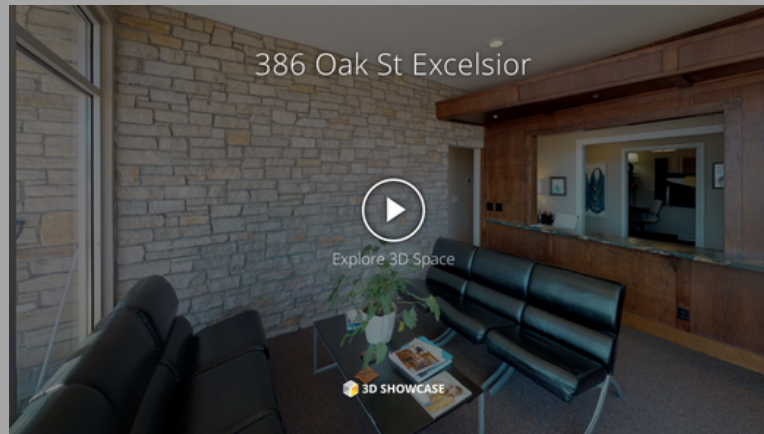
	1 Mi	3 Mi	5 Mi
Population		5,555	32,949
Households		2,403	12,560
Average Age		41.40	40.20
Median HH Income		\$95,376	\$121,463
Daytime Employees		3,672	11,940
Population Growth '19-'24		4.8%	4.7%
Household Growth '19-'24		4.6%	4.8%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Oak St	Water St SE	12,700	2017	0.03 mi
Galpin Lake Rd	Galpin Ln S	1,500	2013	0.30 mi
State Highway 7	-	30,352	2012	0.32 mi
State Hwy 7	Linden St SW	31,500	2017	0.32 mi
State Highway 7	-	29,188	2012	0.35 mi

CONTACT US

To go on a virtual tour of this space, click this link:



For further information, contact our representative:

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Director

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