



RETAIL FOR LEASE
(10,000-20,000 SF)



2350 WAYZATA BLVD W,
ORONO, MN 55356



Selecting this retail center is more than a location choice; it's an investment in a community known for its affluence and strategic advantages. Elevate your business in this prime location that offers accessibility, amenities, and a thriving local environment. It's time to make a statement in the flourishing landscape of Orono!

This exclusive retail center offers:

- Commercial Kitchen + Hood, Deli, 2 Prep Areas, & Equipment
- 4 Walk-in Coolers + 1 Walk-in Freezer, Display Coolers, & Shelving
- Customer Seating And Coffee Bar Area
- Parking With Entrances On 2 Sides Of The Building
- Outdoor Front Patio With Wood Lattice
- Plug and play opportunity for a grocery store or bar and restaurant!



**2350 WAYZATA BLVD W,
ORONO, MN 55356**

PROPERTY HIGHLIGHTS

Why Orono For Your Retail Business?

- 1. 🚗 Effortless Accessibility:** Propel your success with direct connections to **Highway 12/394 E and 394 W**, ensuring a seamless flow of customer traffic from affluent suburbs nearby. Plus, two additional turn lanes will be constructed within the next year to enhance accessibility within the development.
- 2. 🅅 Ample Dedicated Parking:** Impress your clients and provide ease for your team with ample dedicated parking. Eliminate the hassle of searching for parking spaces and create a welcoming environment for everyone who visits your establishment.
- 3. 🏡 Amenity-Rich Surroundings:** This retail center boasts a rich tapestry of amenities, including fine dining, fast-casual options, retailers, residents, and offices. Among the notable retailers, **Otten Bros. Garden Center & Landscaping** provides an attractive draw for potential retail clients, enhancing your business prospects.
- 4. 📊 Strong Demographics:** Flourish in an environment with one of the highest income demographics in Minnesota. Your business will benefit from a community that appreciates and supports the excellence you bring to the market. Enjoy easy access to **Medina, Wayzata, Long Lake, Minnetonka, Excelsior, and Deephaven.**
- 5. 🏠 Future-Ready Growth:** Anticipate future growth with the **37-unit townhome development, Orono Crossings**, located just across the street and currently under construction. This development adds a new layer of dynamism to the thriving community around your business.
- 6. 👤 Locally-Owned and Managed:** Choose a retail center that values local connections. With locally-owned and managed operations, you can expect personalized attention and a shared commitment to the success of businesses within the community.



**2350 WAYZATA BLVD W,
ORONO, MN 55356**

For Lease	Retail and/or Restaurant Space
Lease Type	NNN
Asking Rent	Negotiable
CAM/ Tax	\$5.60 psf
Tenancy Type	Multi
Available SF	10,000 to 20,000 SF
Parking Ratio	4.41/1000 SF
Cross Street VPD	24,500 VPD (Daniels Street)
Availability Date	Immediately
Land Area	6.43 Acres
Total Floors	1
Year Built	1990
Parking Spaces	180
Building Finished SF	107,780 SF
County	Hennepin



This 10,000 SF store has the potential of expanding up to 20,000 SF with a strong tenant and a letter of intent.



CONTACT KATHY AND ANGIE FOR GROCERY BUSINESS SALE INQUIRIES

2350 WAYZATA BLVD W,
ORONO, MN 55356

PHOTOS



7401 Bush Lake Rd Edina, MN 55439.



kathy@caspiarealty.com



angie@caspiarealty.com



www.caspiarealty.com

**2350 WAYZATA BLVD W,
ORONO, MN 55356**

TURNKEY EQUIPMENT: COMMERCIAL KITCHEN SPACE



Orono Market offers a fully-equipped commercial kitchen with a Viking stove, Blodgett oven, and amenities such as 4 walk-in coolers, 1 walk-in freezer, 2 food prep areas, 1 deli, a hot/food bar, and more. Brands include Viking, Blodgett, and others. Experience efficiency with our LOC SMS PRO POS System and 4 checkout lanes.



7401 Bush Lake Rd Edina, MN 55439.



kathy@caspiarealty.com



angie@caspiarealty.com



www.caspiarealty.com

**2350 WAYZATA BLVD W,
ORONO, MN 55356**

TURNKEY EQUIPMENT: NUMEROUS WALK-IN REFRIGERATORS + FREEZER



**Walk-in Cooler
8'x13'2"
(Behind Produce)**



**Walk-in Cooler
9'x19'5"
(Delivery/Receiving Area)**



**Walk-in Freezer
17'x9'
(Behind Kitchen)**



**Walk-in Cooler
13'9"x9'
(Behind Kitchen)**



**Walk-in Cooler
8'9"x8'10"
(Deli Prep Area)**

7401 Bush Lake Rd Edina, MN 55439.



kathy@caspiarealty.com



angie@caspiarealty.com



www.caspiarealty.com

2350 WAYZATA BLVD W,
ORONO, MN 55356

TURNKEY EQUIPMENT: SHELVING, COOLING, HOT FOOD BAR & MORE!



7401 Bush Lake Rd Edina, MN 55439.



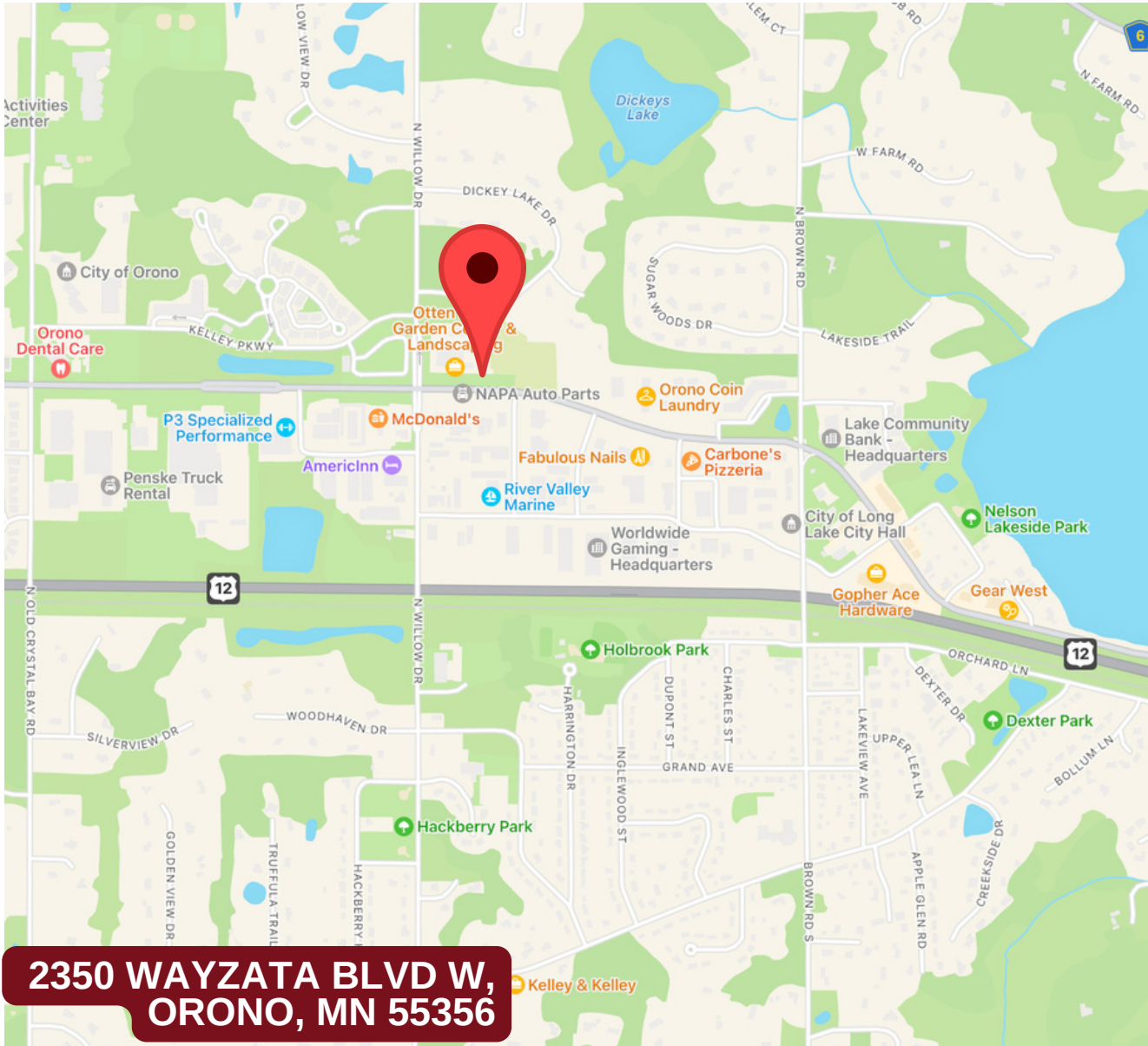
kathy@caspianrealty.com



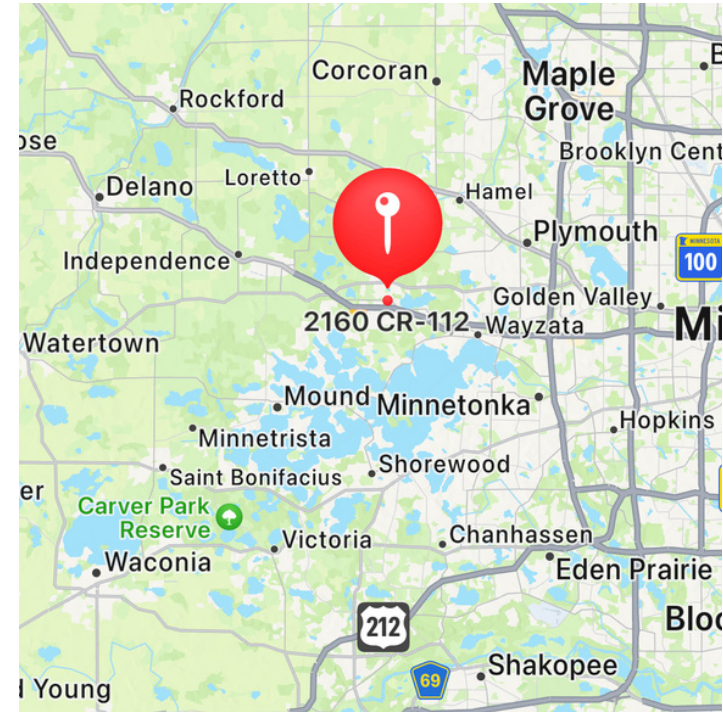
angie@caspianrealty.com



www.caspianrealty.com



**2350 WAYZATA BLVD W,
ORONO, MN 55356**



ORONO DEMOGRAPHIC SUMMARY

59%

Bachelor's Degree +

\$136,421

Median Household Income

\$163,443

Avg Household Income

51,689

2023 Population
(5-Mile Radius)

\$208,755,856

Annual Consumer Spending
On Food & Alcohol
(5-Mile Radius)

\$23,633,287

Annual Consumer Spending
On Food & Alcohol
(2-Mile Radius)



Orono, MN



Hennepin County has a population of nearly 1.2 million. Cities in Hennepin County include Orono, Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.

Discover the excellence of Orono and the Orono Market, a thriving grocery store that has been serving the community for 1 1/2 years, surpassing its predecessor, a co-op in operation for a decade. With up to 15,000 SF available, this 10,000 SF suite is meticulously designed to provide an inviting grocery shopping area, a gourmet Deli, a trendy dining and coffee bar, an employee break room, spacious offices, efficient prep areas, a public restroom, and a state-of-the-art commercial kitchen.

Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



KATHY BODNAR

Director
+1 763 200 1025
kathy@caspiantrealty.com



ANGIE FRANDRUP

LEED AP, Director
+1 612 387 3618
angie@caspiantrealty.com