



# CROSSCREEK SHOPPES

744-810 E Lake Street | Wayzata, MN 55391

## Main Street Retail/Office Space For Lease On Wayzata Bay!

Crosscreek Shoppes is located at the gateway to downtown Wayzata at the busy signaled intersection of Superior and Lake Street. This area is a favorite of locals as well as a must see destination stop for frequent visitors.

### Space Available:

- Suite 220: 1,239 sf (office/2nd floor)
- Suite 800: 2,994 sf (shell condition, heat & water included in rent)
- Suite 810: 1,035 sf
- 2017 CAM and Tax: \$16.00 psf



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### Highlights and Features:

- Well maintained property
- Natural light and great view
- At the heart of the main street
- Ample parking surrounding the property/58 spaces
- Convenient pedestrian connections
- Many area amenities
- Co-tenants: D'Amico and Sons, Posh Bridal, Highcroft Home, Graham Jewelers and Fashion Avenue
- Area tenants: Gianni's Seafood & Steakhouse, L&B, Cov Wayzata, McCormick's Pub & Restaurant, Wayzata Bar & Grill, Chico's, Chuck & Don's Pet Food Outlet, Woullet, Lunds & Byerly's Kitchen, District Fresh Kitchen + Bar, Anthropologie, Starbucks, Talbot's, Caribou and more

### Demographics and Traffic Counts:

- 2017 Average Household Population: 1 mile - 1,633, 3 miles - 16,463 and 5 miles - 50,101
- 2017 Average Household Income: 1 mile - \$117,324, 3 miles - \$114,537 and 5 miles - \$111,599
- Traffic Counts: Hwy 12 - 47,000 vpd, Wayzata Blvd - 21,800 vpd and Central Ave - 36,400

**MARY LINDELL**

612.747.9854

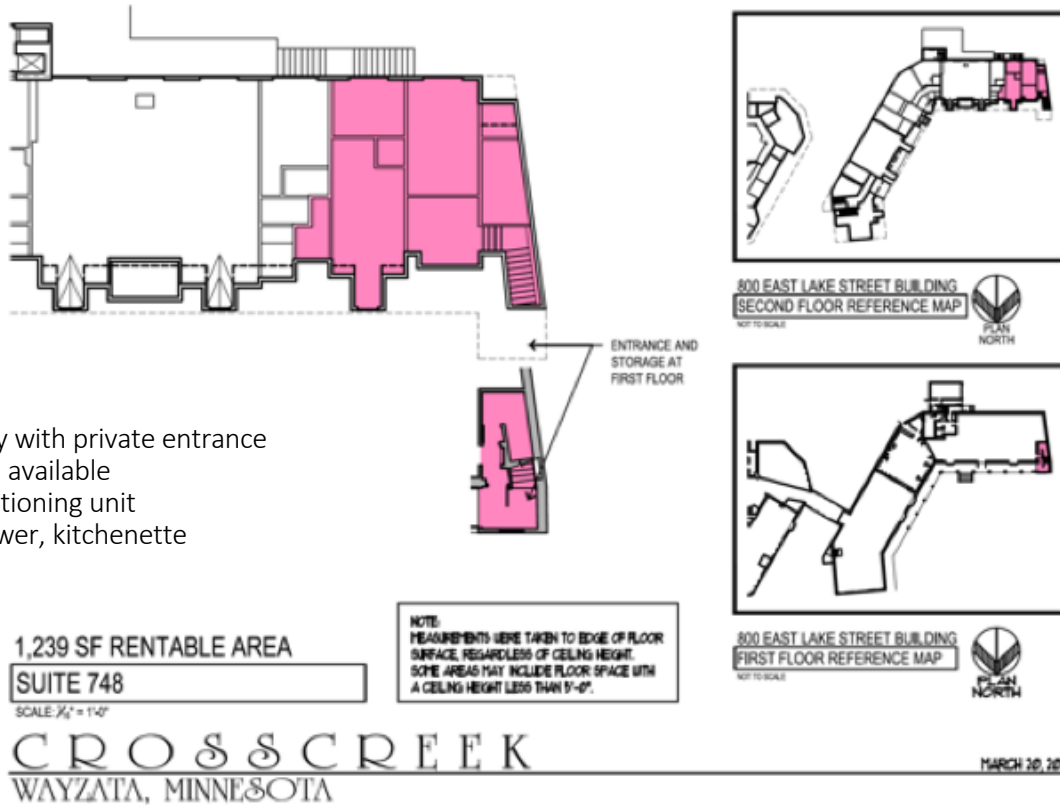
[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

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## Suite 220 Space Plan



### Features:

- Move in ready with private entrance
- Signage panel available
- New air conditioning unit
- Full bath/shower, kitchenette

## Suite 220 or 748? Interior Photo

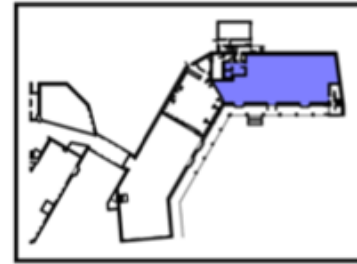
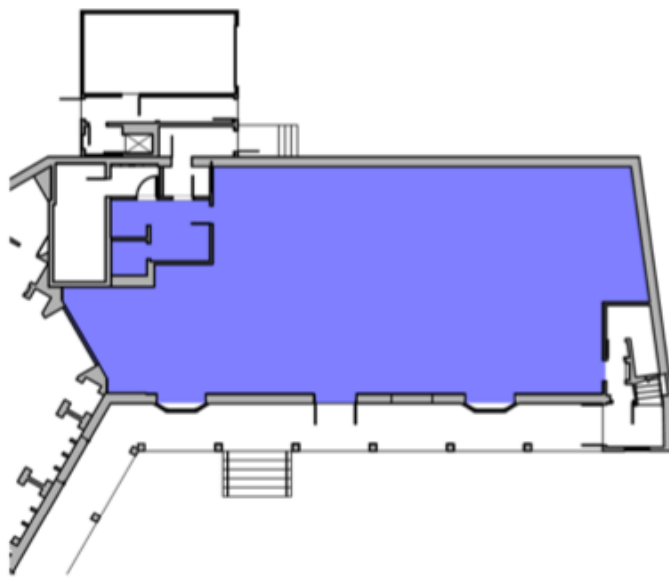


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## Suite 800 Space Plan



800 EAST LAKE STREET BUILDING  
FIRST FLOOR REFERENCE MAP  
NOT TO SCALE



2,994 SF RENTABLE AREA

SUITE 800

SCALE: 1/8" = 1'-0"

CROSSCREEK  
WAYZATA, MINNESOTA

MARCH 20, 2011

### Features:

- Rear door for deliveries
- New ADA compliant restroom
- New air conditioning unit
- Large signage panel available

## Suite 100 Interior Photo



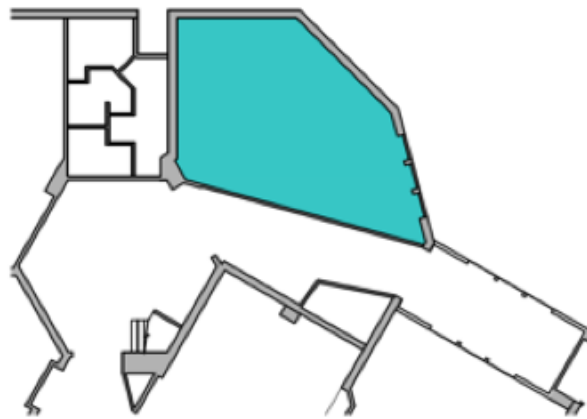
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## Suite 810 Space Plan

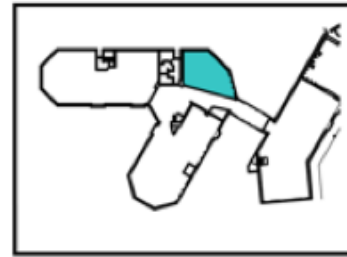


1,035 SF RENTABLE AREA

SUITE 810

SCALE: 1/4" = 1'-0"

CROSSCREEK  
WAYZATA, MINNESOTA



810 EAST LAKE STREET BUILDING  
FIRST FLOOR REFERENCE MAP  
NOT TO SCALE



### Features:

- Move in ready
- Restroom within space
- New air conditioning unit
- Large signage panel available

MARCH 20, 2017

## Suite 810 Interior Photo

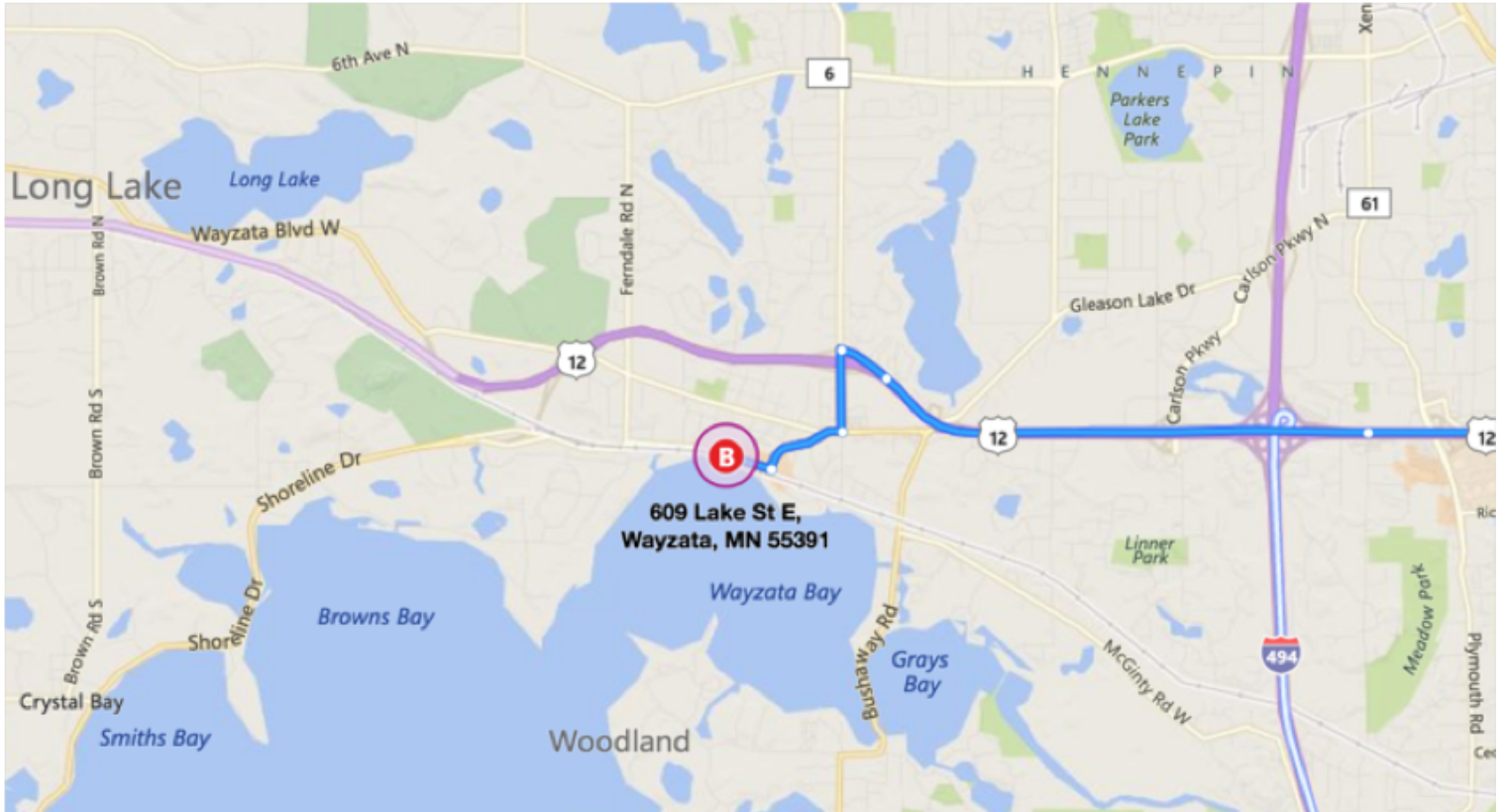


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## Map



## Aerial Map



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