



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
Chanhassen Contractor Showroom Building
2977 Water Tower Place
Chanhassen, MN 55318



- Total Square Footage:** 6,210 SF
Base Rental Rate: \$6.50 PSF Retail/Whse/Flex
2015 Estimated Tax & CAM: \$3.14 PSF
- Great retail/whse/flex space on Hwy 41 near 5 & 41.
 - 20' clear, (1) truck high dock door w/ leveler.
 - Space currently has a front showroom area of 1,500 SF w/ an open area, and (2) separate rooms.
 - Great signage opportunity on Hwy 41.
 - Join Sherwin Williams, Lumber Liquidators, Ferguson, Premier Pools & Spas, Knight Construction, B & B Carpet One, & Bring It! Studios in booming Chanhassen.
 - 12,700 daily traffic count on Hwy 41 (2014, MNDOT).
 - Demographics: 2,406 – 1 mile radius, 31,398 – 3 mile radius, 85,491 – 5 mile radius (2015 ESRI).
 - Est. Avg. HH Income: \$164,044 – 1 mile radius, \$140,785 – 3 mile radius, \$138,091 – 5 mile radius (2015 ESRI).



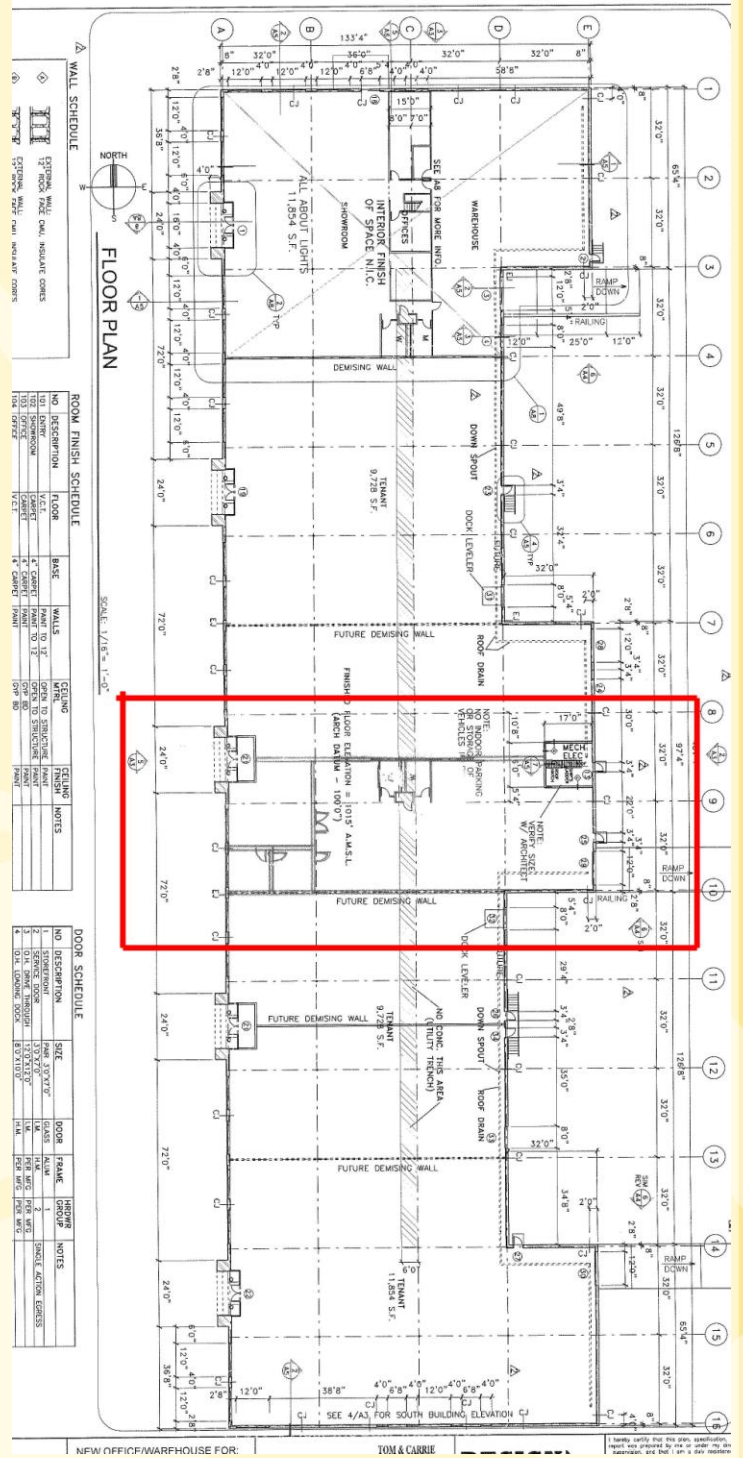
For more information call:
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952.556.5151

or visit our website at:
www.summerhillcommercial.com



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