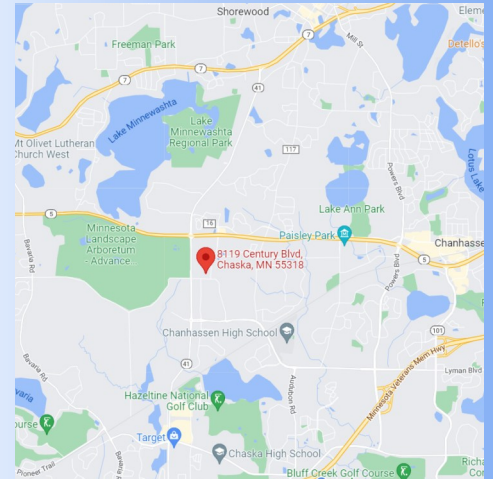


FOR LEASE

Chanhasen Contractors Showroom Building
2965-2971 Water Tower Place
Chanhasen, MN 55318



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

| | |
|---|--|
| 2965-2971 Water Tower Place: (Combined Contiguous Spaces) | 15,078 sf retail/flex/showroom/warehouse |
| 2965 Water Tower Place: | 5,734 sf retail/flex/showroom/warehouse |
| 2971 Water Tower Place: | 9,344 sf retail/flex/showroom/warehouse |
| Rental Rate: | \$8.50 PSF |
| Estimated Tax & CAM: | \$4.10 psf |

FEATURES:

- Flexible quasi-retail/showroom/warehouse space with quality construction.
- Prominent Highway 41 signage opportunity.
- Join Sherwin Williams, B & B Carpet One, Premier Pools & Spas, Knight Construction, Voyageur Saunas and Bring It! Studios.
- 20' clear warehouse w/ two (2) drive-in doors and two (2) truck height docks.
- Convenient Highway 5 & 41 location offering the amenities of Arboretum Business Park and downtown Chanhasen.
- Daily vehicle traffic of 11,427 on Highway 41 (2025 MNDOT).
- Demographics: 2,235 – 1 mile radius, 34,622 – 3 mile radius, 91,429 – 5 mile radius (2025 ESRI).
- Est. Avg. Household Income: \$217,118 – 1 mile radius, \$184,857 – 3 mile radius, \$194,146 – 5 mile radius (2025 ESRI).
- Well-maintained & locally managed building.

**All information in this brochure is deemed reliable, but not guaranteed.*



CONTACT:

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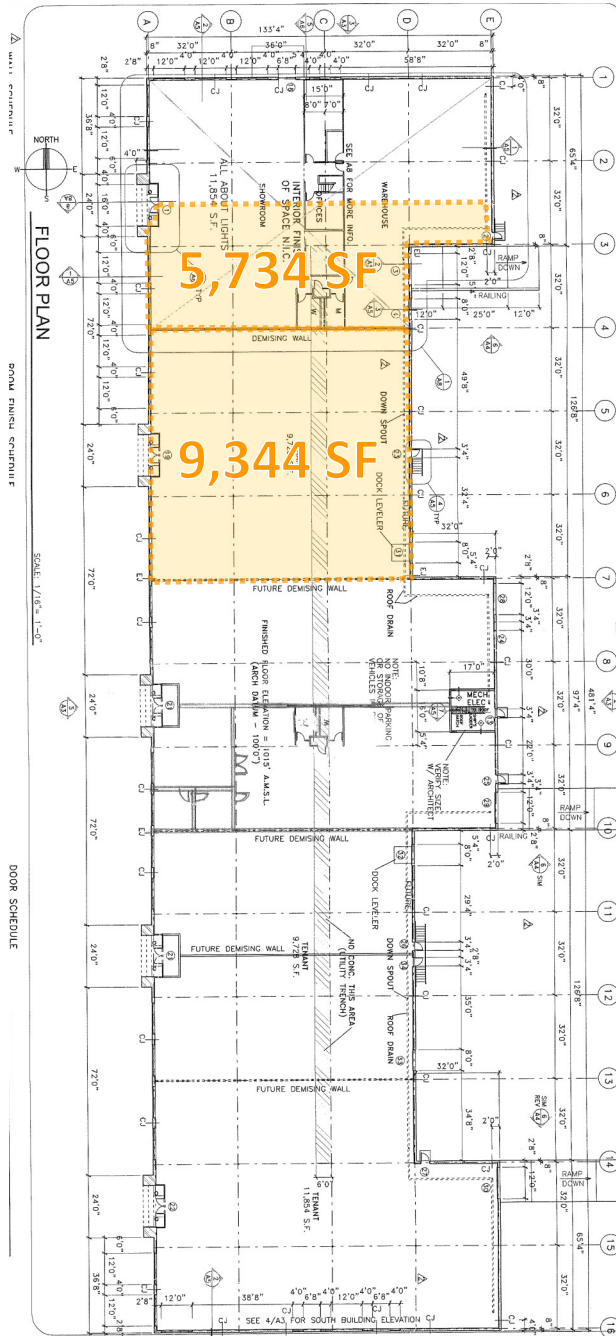
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