



LAKE ELMO RETAIL

9242 Hudson Blvd. Lake Elmo, MN 55042

Retail Space for Lease



AVAILABILITY

Suite 300: 3,230 SF

Rent: Negotiable

PROPERTY HIGHLIGHTS

- Rare retail vacancy in thriving center
- 45,570 SF building on 5.16 acres
- Zoning: GB (General Business)
- Excellent visibility from I-94: over 96,000 vehicles per day
- Several new housing developments under construction surrounding this site
- Building and pylon signage



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DEMOGRAPHICS

POPULATION

Distance	Male	Female	Total
1-Mile	322	346	668
3-Mile	11,164	11,932	23,096
5-Mile	36,157	38,034	74,191

HOUSEHOLD INCOME

Distance	HHI
1-Mile	\$101,948
3-Mile	\$104,079
5-Mile	\$98,070

HOME OWNERSHIP - 2023

Distance	Owner	Renter	Vacant
1-Mile	1002	178	259
3-Mile	13,753	2,652	2,074
5-Mile	32,484	6,281	4,945

TRAFFIC COUNTS - 2022

Location	VPD
I-94	12,014
Hudson Blvd	4,660
Inwood Avenue	10,814

NEARBY RETAIL



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INTERIOR PHOTOS



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