

RETAIL FOR LEASE IN EXCELSIOR BLVD MIXED-USE



# TRILOGY EXCELSIOR BLVD. MIXED USE

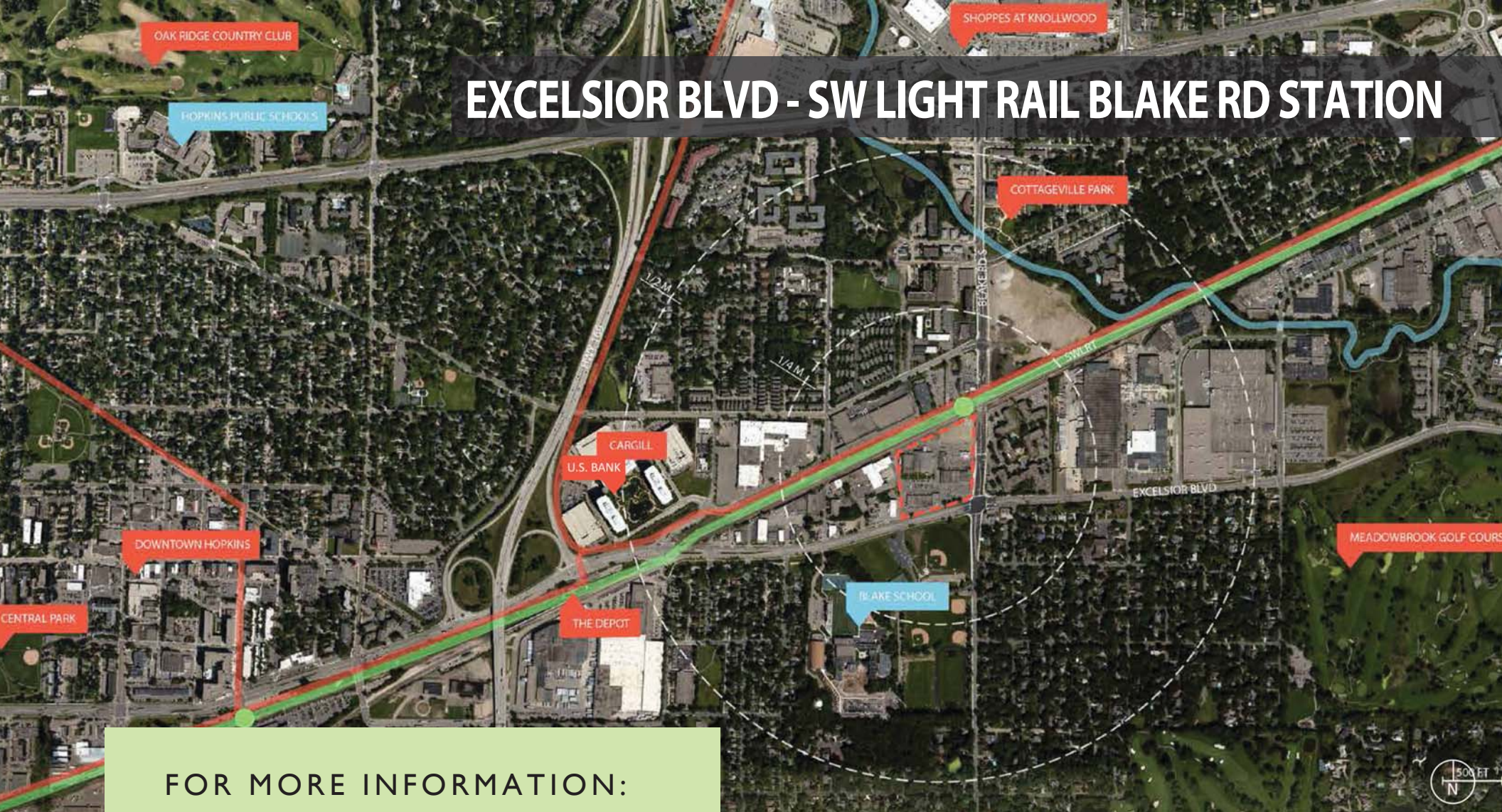
8594 & 8490 Excelsior Blvd - Hopkins, MN 55343

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# EXCELSIOR BLVD - SW LIGHT RAIL BLAKE RD STATION



## FOR MORE INFORMATION:

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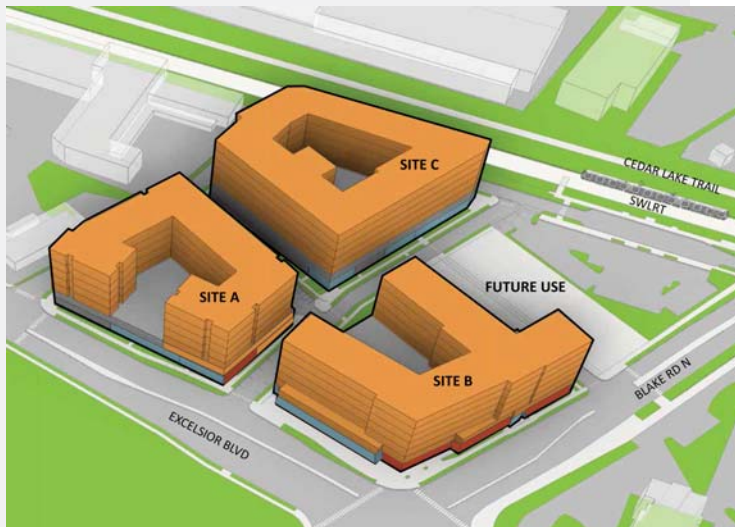
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- 2100 SF – 3,400 SF Retail space for lease
- New construction, mixed-use project with 469 new apartments upstairs and next door with another 300+ planned.
- Busy corner on Excelsior Boulevard commercial corridor
- On connector to Hwy 7 & Knollwood Shopping Center
- At the Southwest Light Rail line's Blake Road Station & Bike Trail



# FEATURES

- Mixed Use on NWC of Excelsior Blvd and Blake Road
- 770 Market Rate Apartments with High End Amenities
- Energy-efficient appliances, low-flow water fixtures, low VOC paints, building-wide recycling practices.
  - Multi-modal transit-oriented development adjacent to Blake Road Southwest LRT Station
  - Bike Trails that connect regionally to downtown Mpls, the Uptown area, St. Louis Park, and Minnetonka. Also close to Minnehaha Creek and Greenway.



# AREA TENANTS

Park Nicollet Hospital, Target, Aldi Foods, Fresh Thyme, Kohls, TJ Maxx, Bank of Am., Bremer Bank, Cub Foods, Nordstrom Rack, Chick Fil A, Bridgewater Bank HQ, Trader Joes, Burger King, Verizon, McDonalds, Pizza Luce, Five Guys Burgers, Walgreens, Chrysler Jeep and Dodge, Luther Honda

# GOLF COURSES

Oak Ridge County Club, Meadowbrook Golf Course, Interlachen Country Club

# SITE PLANS

## MARKETING COLOR LEGEND

- AMENITY
- COMMON / CIRCULATION
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICE
- BUILD TO SUIT RETAIL WITH DRIVE THRU

Scale 1" = 80'



PHASE 3

PHASE 2

PHASE 1



# DEMOGRAPHICS

## 1 MILE

EMPLOYEES - 8,558  
POPULATION - 11,817

## 3 MILES

EMPLOYEES 64,637  
POPULATION 104,015

## 5 MILES

EMPLOYEES 222,983  
POPULATION 249,324

## 5 MINUTES

EMPLOYEES - 23,425  
POPULATION - 24,916

## 10 MINUTES

EMPLOYEES 171,013  
POPULATION 167,428

## 15 MINUTES

EMPLOYEES 520,817  
POPULATION 548,599

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EXCELSIOR BLVD 20,300 VPD

BLAKE ROAD 12,200 VPD

HWY 169 82,558 VPD

HWY 100 127,000 VPD

