

Second Street Offices For LEASE



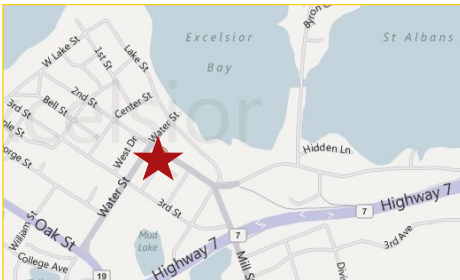
**444 Second St
Excelsior, MN**

Versatile Commercial Building in Historic Downtown Excelsior!

Great investment opportunity

Located in historic downtown Excelsior on bustling Second Street, this commercial store front offers great exposure in a quaint all-American setting. The updated interior includes main *and* lower level private offices and conference areas, break room facilities and a private restroom.

The main level picture window provides superb street frontage, perfect for retail or service establishments. Ample street parking and a lower level entrance from the municipal parking lot provide convenient client access to both levels.



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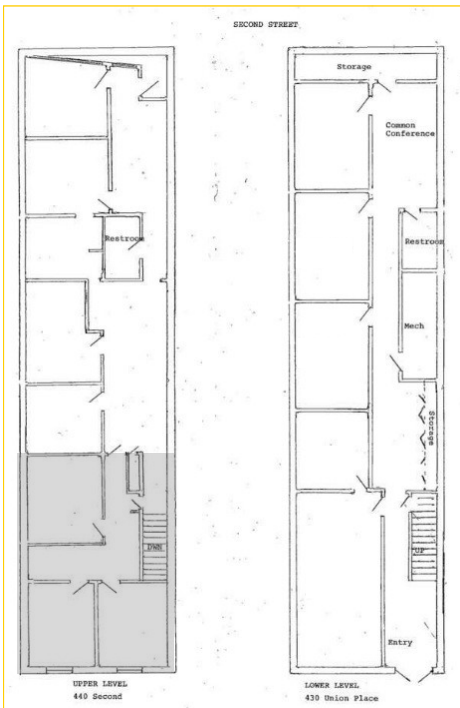
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Leaseholds and Site Data

Suite	SF	PSF (NNN)	Est. CAM & Taxes	Monthly Total
Front	1,500	\$ 15.00	\$6.48 SF	\$2,685
Back	1,000	\$10.00	\$6.48SF	\$1,373
Lower Level	2,500	Leased	\$6.48 SF	Leased

Location:	444 2nd Street Excelsior, MN 55331	
PID Number:	3411723110130	
2010 Total Tax:	\$16,875.30	
Legal Description:	Lot 014 Block 000 GOULD CONNOR & BEEMANS SUBD LOTS EXCE	
Zoning:	Business/Commercial	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	2	
Number of Units:	Commercial	1
Foundation Size:	2,500 SF	
Total SF:	5,000 SF	
Acres:	0.07	
Building Type:	Stucco / Brick Exterior	
Year Built:	1960	
Parking:	On street parking and municipal city lot in back of building	
Occupied:	Yes	
Neighboring:	Commercial and residential	
General:	Great exposure. Updated finished lower level, historic commercial store front. Conference area and private offices on each level, street parking in front, lot in back - easy access to and from Hwy 212.	



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55331 Demographics



Community-at-a-Glance

County Seat:
Hennepin
Population:
25,010
Median Age:
30.0
Average Family Size:
3.55
Median Single Family
Home Value:
\$80,200
Median Household Income:
\$38,818
Commute Time (minutes):
25.2

*2000 US Census Data

General Characteristics	Number	Percentage
Total population	25,010	—
<i>Male</i>	12,056	48.2
<i>Female</i>	12,954	51.8
Median age (years)	30.0	—
<i>Under 5 years</i>	2,124	8.5
<i>18 years and over</i>	16,580	66.3
<i>65 years and over</i>	1,971	7.9
Average household size	2.83	—
Average family size	3.55	—
Total housing units	9,217	—
Social Characteristics	Number	Percentage
Population 25 years and over	14,237	—
<i>HS graduate or higher</i>	11,145	78.3
<i>Bachelor's degree or higher</i>	2,508	17.6
Male, now married	3,424	41.1
Female, now married	3,484	37.1
Economic characteristics	Number	Percentage
In labor force	11,659	67.5
Mean travel time to work (minutes)	25.2	—
Median household income (dollars)	\$38,818	—
Median family income (dollars)	\$42,724	—
Per capita income (dollars)	\$16,250	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,294	—
<i>Median value (dollars)</i>	\$80,200	—
Median of selected monthly owner costs with mortgage (dollars)	\$800	—

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Summary

Building features and amenities include:

- 5,000 SF commercial building with large front windows
- Centrally located in the elegant, quaint and attractive downtown Excelsior
- Main level conference area and private offices facing busy Second Street
- Up to 2,500 square feet available
- Street parking in front of building
- Lower level entrance provides easy access to municipal parking in back
- Great location with easy access to and from Highway 212
- Minutes away from enchanting Lake Minnetonka and Excelsior Bay



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

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