

RETAIL FOR SALE

5309 Shoreline Dr, Mound, MN 55364



OFFERING SUMMARY

SALE PRICE:	N/A
LOT SIZE:	0.39 Acres
BUILDING SIZE:	2,000 SF
PRICE / SF:	-

PROPERTY OVERVIEW

Approx 2,000 sf former Subway and Mexican restaurant with operable drive through and good signage on high traffic Shoreline Dr in Mound, 1/3 mi east of 110. Equipment available for sale separately. Building has NO HOOD today. Site is approx .4 ac. and would be suitable for many retail uses including food and others.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

BRIAN ERTEL
Director
O: 763.228.2800
C: 763.228.2800
bertel@cre-mn.com
MN #20622742

ROYCE DURHMAN, CCIM
Associate Director
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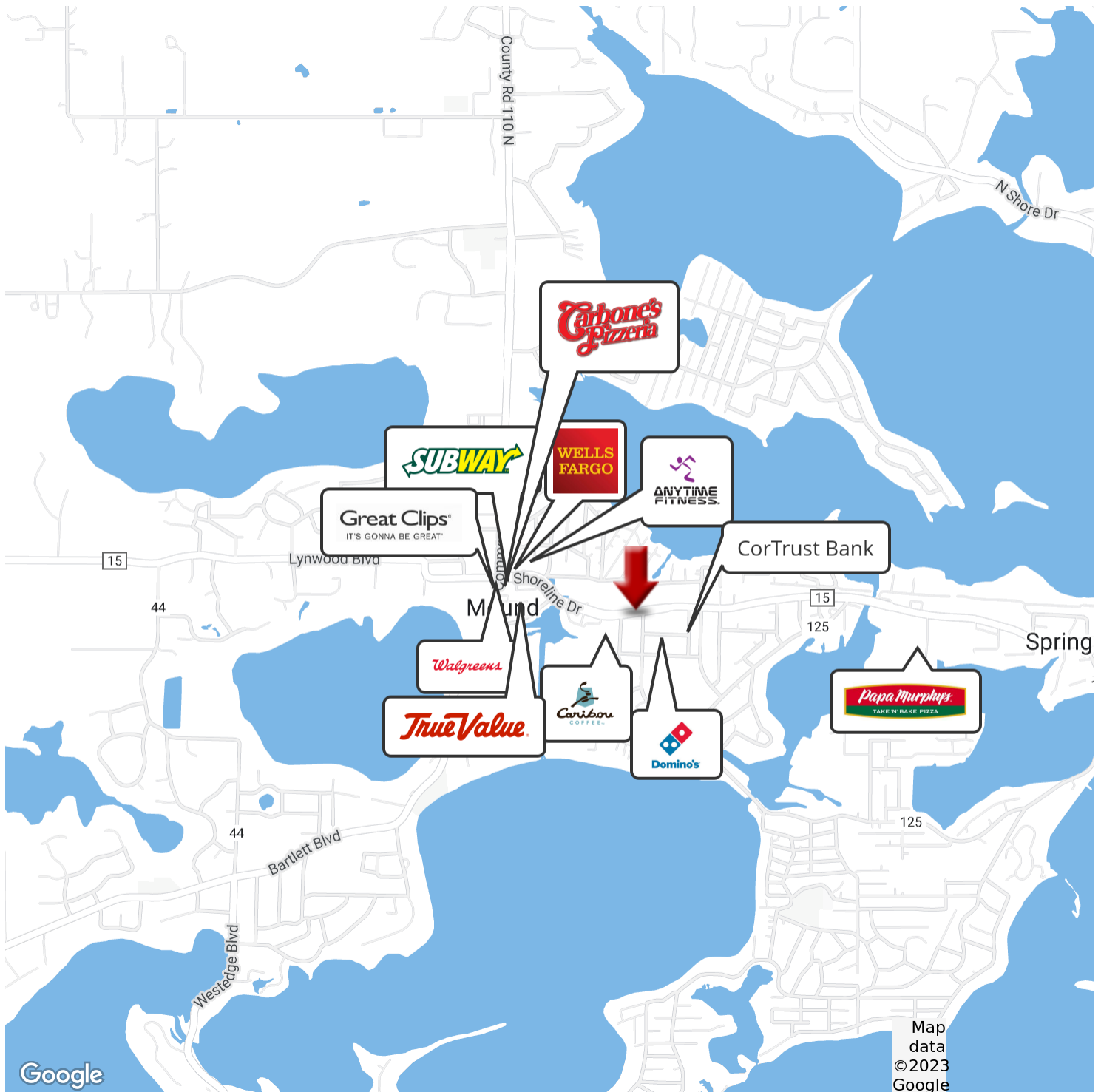
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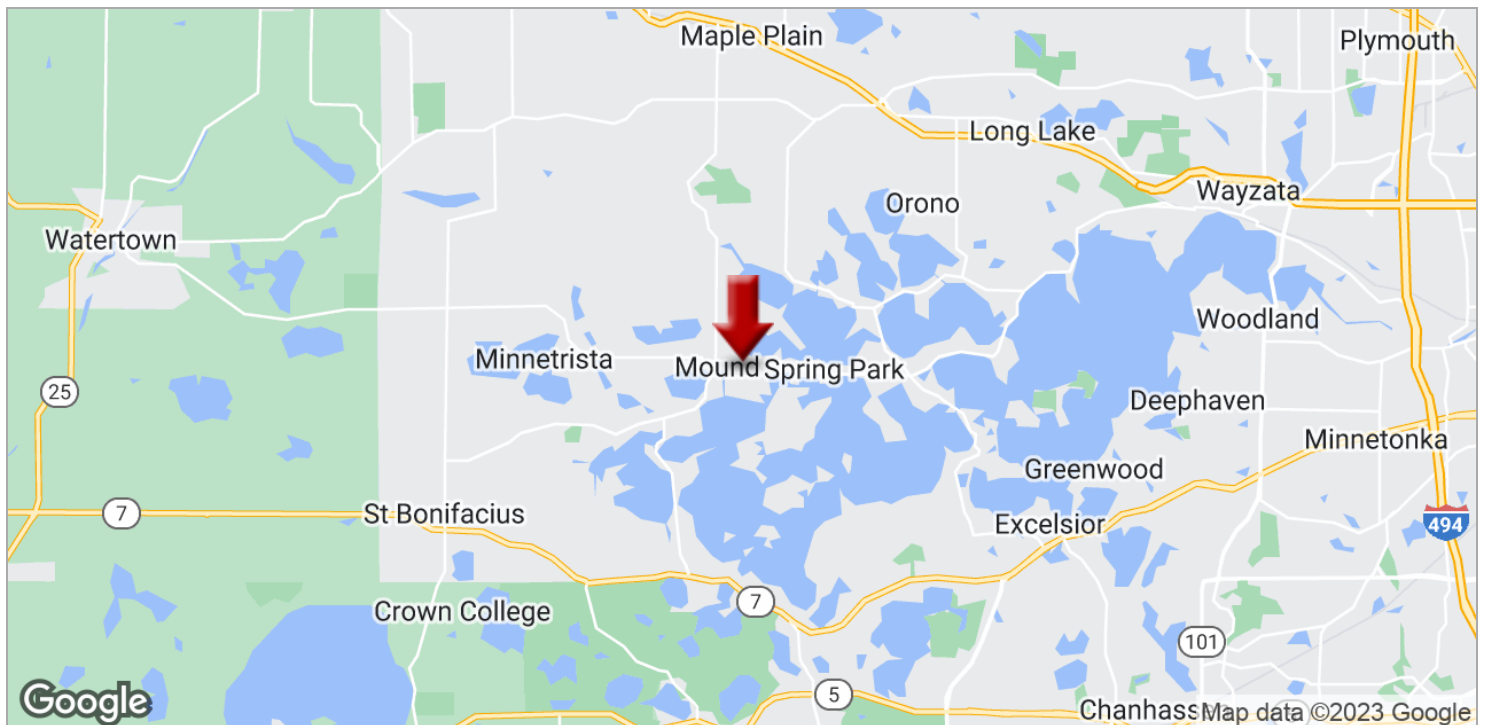
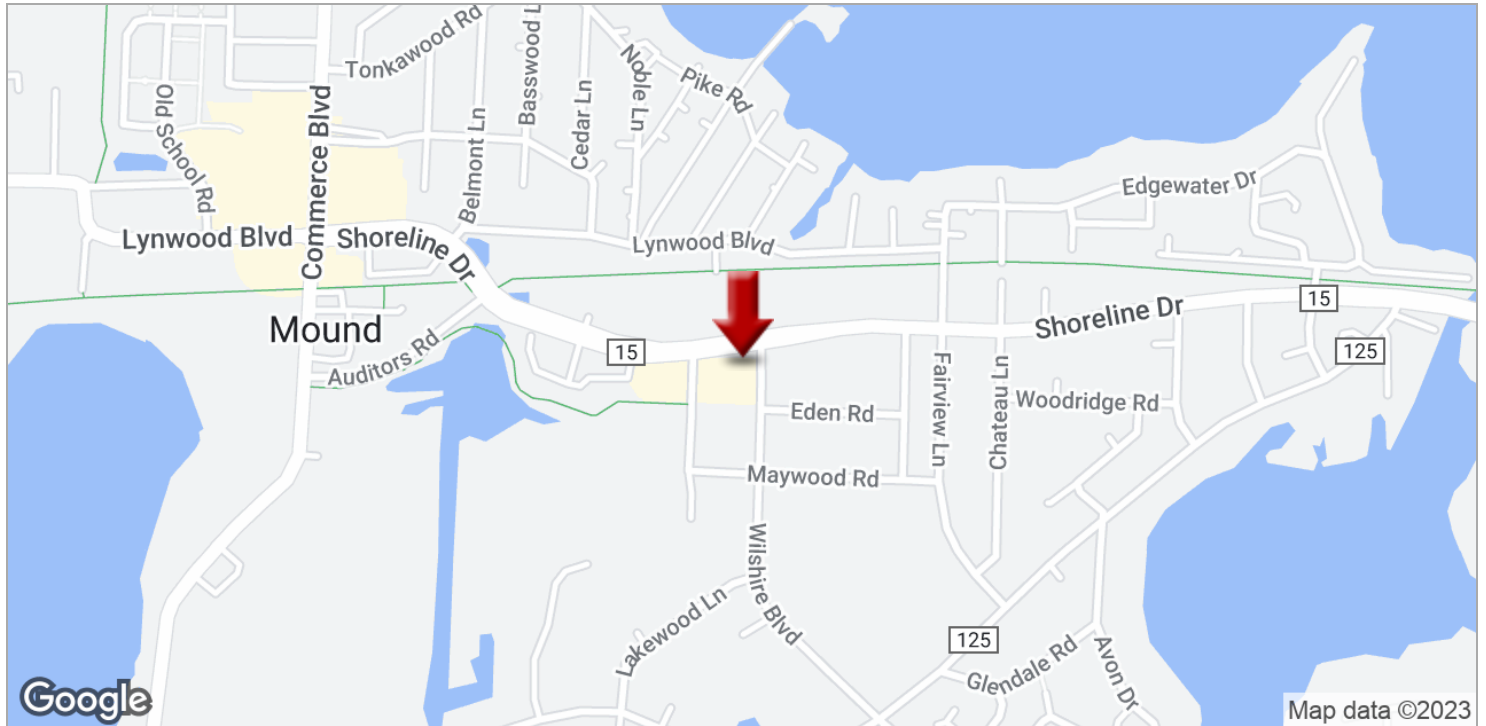
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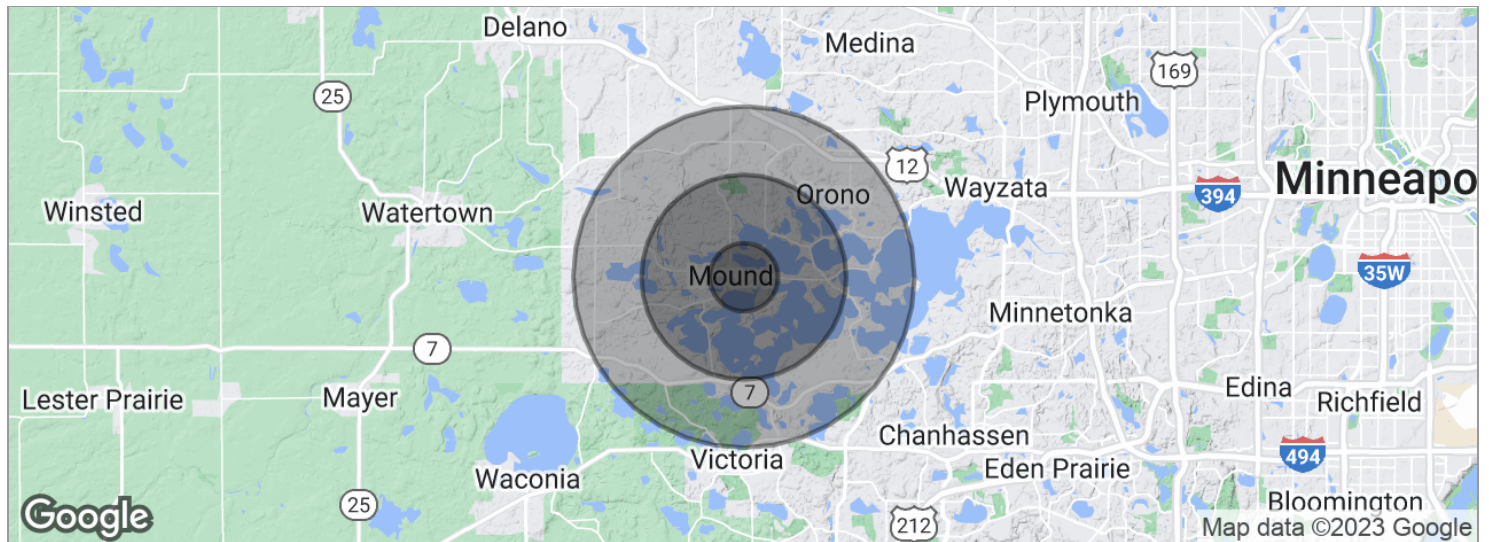
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,820	20,014	39,331
Median age	43.1	42.3	41.8
Median age (male)	41.5	41.3	41.1
Median age (Female)	43.9	42.7	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,583	8,264	15,164
# of persons per HH	2.3	2.4	2.6
Average HH income	\$80,815	\$103,361	\$121,656
Average house value	\$369,525	\$438,181	\$475,347

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Brian specializes in relocating companies through property acquisition, leasing and development, as well as the subsequent disposition of property through sales and leasing. As a real estate professional, he takes a Big Picture view of his role in your business – being responsible to create complete real estate solutions for business or real estate owners. Finding a new property is the easy part which any broker can do for you. Using his experience and contacts to bring investors, partners, creative entity structuring, unique financing and other ‘outside the box’ ideas is where Brian goes the extra mile making sure that the transaction is consistent with business or investor objectives and managing all elements of the transaction to ensure a smooth close.

An entrepreneur at heart, he founded a manufacturers’ representatives firm upon graduation from college and operated the business for 16 years. He also owns and has managed commercial and multi-family residential property. His experience as a property owner / manager combined with his background in sales and business ownership give him a unique ability to understand the needs of principals on both sides of a Real Estate transaction. His experience in manufacturing has given him a unique ability to help manufacturing clients develop and implement successful relocation and/or expansion strategy. Integrity is the cornerstone of Brian’s business philosophy. A solid marketing plan, attention to detail, and frequent communication equates to an effective campaign with minimal surprises on all sides.

EDUCATION

Brian has a Bachelor of Arts in Economics and Business Administration.

MEMBERSHIPS

He is an active member of the Elk River Chamber of Commerce, a member of the National Association of Realtors, Minnesota Commercial Association of Realtors, the MNCAR Exchange, is a graduate of Leadership Elk River and sits on the Elk River Chamber’s Grow Minnesota task force. He also volunteers to help with several church and youth functions. Brian is an Instrument Rated pilot who is always looking for a reason to poke a hole in the clouds. Call him at 763-228-2800 if you’d like a bird’s eye view of your property.

Lake Minnetonka

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PROFESSIONAL BACKGROUND

Royce Durhman has been a commercial real estate broker at KW Commercial since 2014. Royce's primary responsibilities are helping office and industrial users lease and purchase commercial properties.

Strengths:

- Being a bird-dog for his clients and going above and beyond most brokers by cold calling local businesses and property owners and informing his clients of off-market opportunities
- Financial expertise and getting creative on deals that don't fit into the "conventional box"
- Responsiveness to clients
- Relationships with the Twin Cities commercial real estate community (property owners, business owners, real estate vendors (financing, legal, construction, title, etc.).

Royce is an active member of Minnesota Commercial Association of Realtors (MNCAR), the National Association of Realtors, CCIM, and Cities Business Alliance. Royce is among the few 6% of commercial real estate brokers who have achieved the CCIM designation. Designees must complete a series of tests demonstrating mastery of principles in real estate investment and finance. In addition, candidates must submit a portfolio of qualifying experience, which is reviewed by a rigorous selection committee.

EDUCATION

Bachelor of Science: Marketing and Management from University of Minnesota

CCIM Institute

MEMBERSHIPS

MNCAR, CCIM, NAR, BNI, Alpha Gamma Rho Alumni Association

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