

OVERVIEW

The Retail Shops at Legacy Village offers first class retail space with direct visibility and access to Hwy 5. The former Subway suite is the first availability at this property in over 5 years! The building is located across from Target and Kwik Trip, with co tenants consisting of Legacy Wine and Spirits, Fantastic Sams, Edward Jones, Verizon, UPS, Sir Knights Cleaners, and Bella Nails. Waconia boasts a pro business government and a very active chamber. Tenant improvements available in this building with a strong Tenant mix and upscale image!



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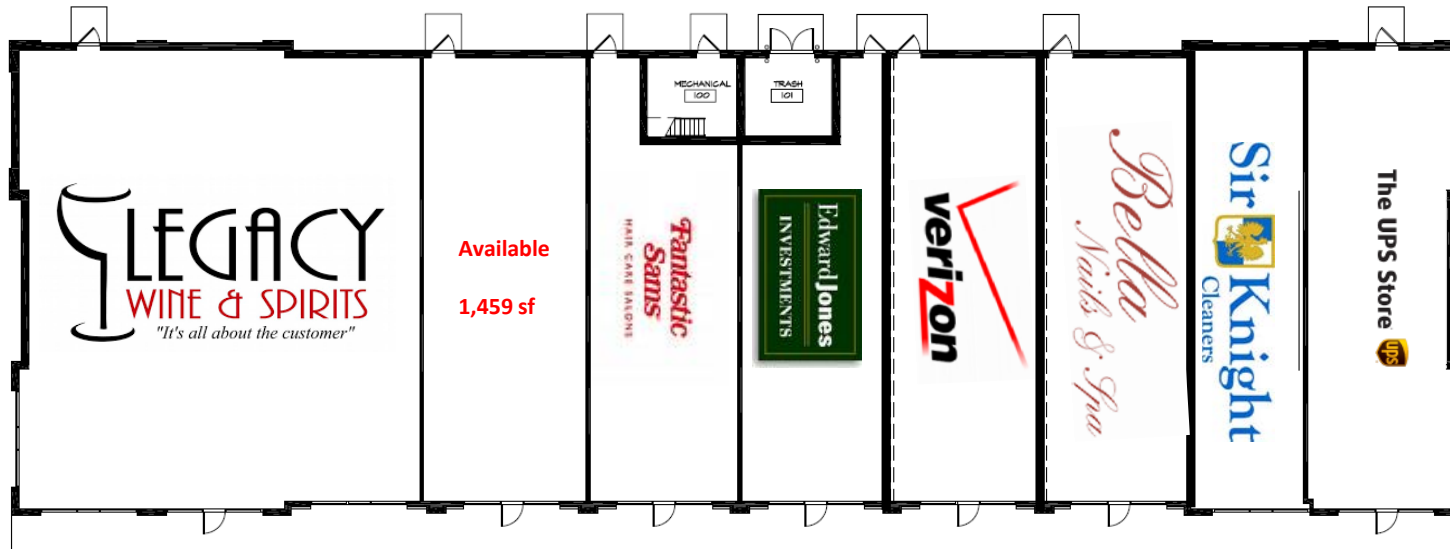


FOR LEASE

RETAIL SHOPS OF LEGACY VILLAGE 712-724 Vista Blvd, Waconia, MN 55387

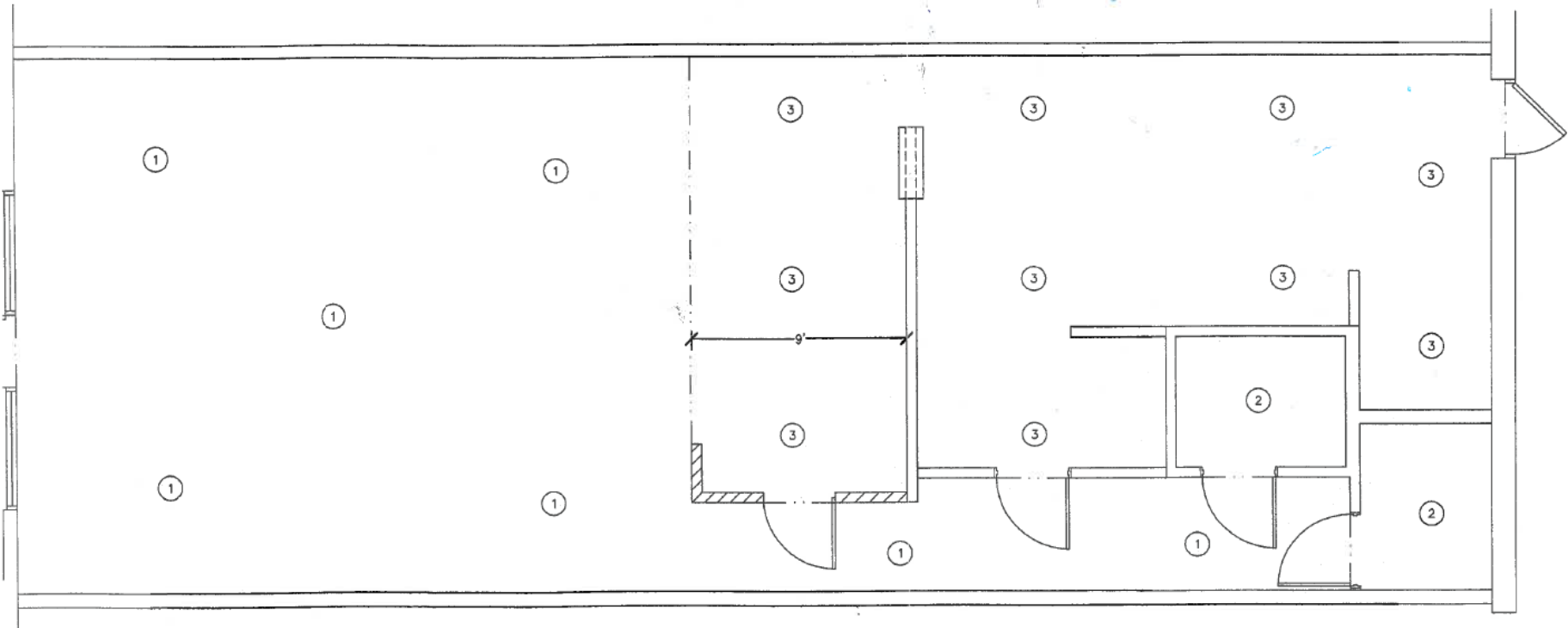
Lease Rate: \$20.00 PSF Net Operating Expense: \$7.95 PSF

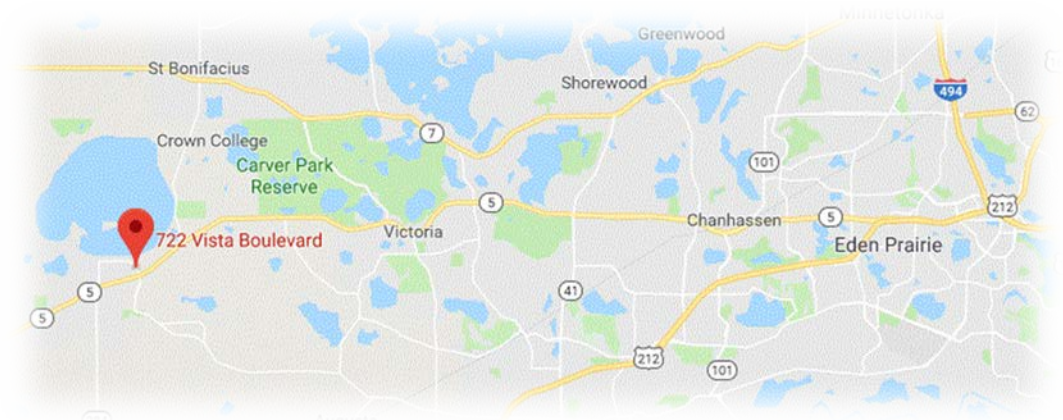
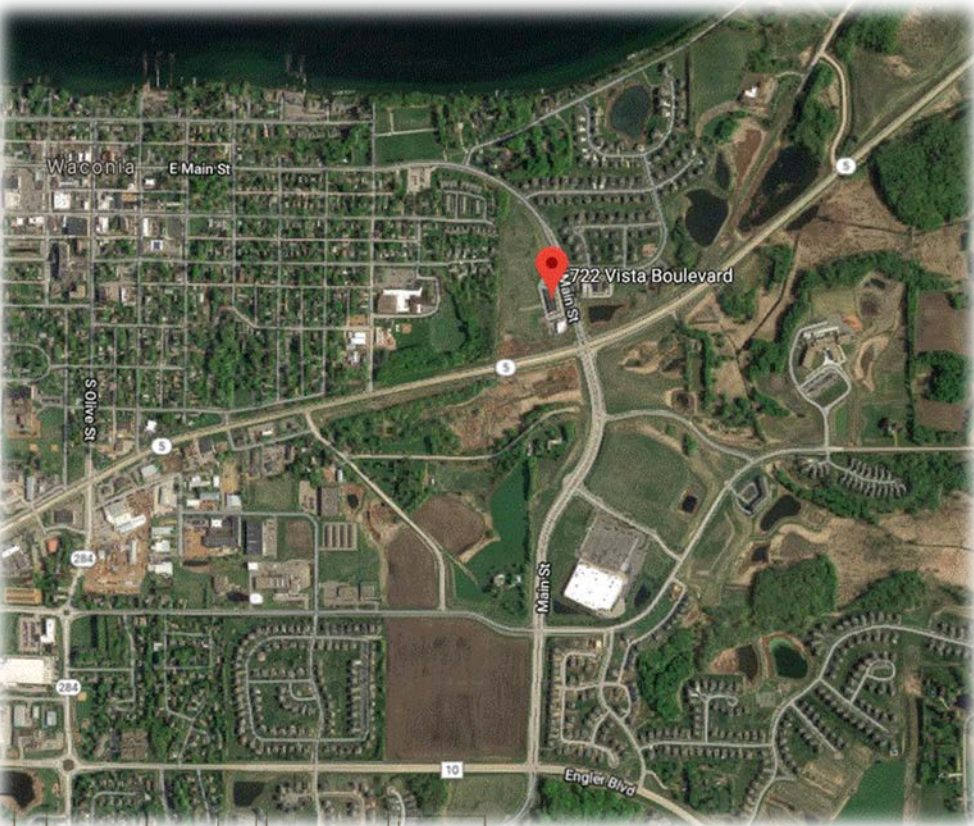
- Former Subway Space
- Some Restaurant infrastructure
- Located on Hwy 5 – Main Street Extension
- Across from Target and Kwik Trip
- Strong Local Ownership
- Responsive Local Management
- Great Building Signage Available
- Improvements Available
- 5 mile – 22,500 people
- 5 mile - \$97,659 median income
- Net Rent: \$20.00 per square foot
- Operating Exp: \$7.95 per square foot




FLOOR PLAN
 SCALE: 1/16" = 1'-0" 12,698 GSF

Total SF Available	1,459 SF
Suite 722:	1,459 SF
Net Rent	\$20.00 PSF
Operating Expense:	\$7.95 PSF





For more information on Waconia please visit:
<http://www.destinationwaconia.org>