



For information on this project including radius maps and plans, please visit: www.villagemh.com
 Developed By: Mendota Heights Town Center, LLC. 612.824.7000 ext 31

Restaurant Opportunity For Lease

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Highly Visible End Cap Location

The Village at Mendota Heights
 Northeast Corner of Highway 110 and Dodd Rd
 Mendota Heights, Minnesota

For Lease

Site Information

- Multiple award winning mixed-use development including upscale retail, office, residential and "Market Square" community amenity
- Built in 2006-2008
- 404 on grade and underground parking stalls
- The Village: Retail - 45,575 SF; Office - 40,375 SF; 135 Housing units
- On MTCO Bus Route / Regional Bike Trail

Available For Lease

750 Main Street Mixed-Use "Clock Tower" Building, End Cap Suites 100-102

Demographics

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
Population	4,918	15,293	45,695
Average Household Income	\$131,267	\$108,267	\$74,808
Median Household Income	\$95,544	\$79,488	\$54,838

*Source: PCensus, 2006

Village Co-Tenants

Anytime Fitness, Caribou Coffee, Cold Stone Creamery, E's Cheese, Eyes of Mendota, Fantastic Sam's, H&R Block, Sage Market & Wine Bar, Snyders Pharmacy, The Wine Market, Vera Salon & Spa, Mendota Dental, Gateway Bank, Windy City Pizzeria, Verizon Wireless

Comments

The Village at Mendota Heights is fast becoming a popular lifestyle destination serving the communities of Mendota Heights, Sunfish Lake, West St Paul, Inver Grove Heights, Eagan and beyond. Interstate 35E with 79,000 cars/day is just 1/4 mile west of site and has excellent access from Highway 110. There is more than 2.5m square feet of nearby office space, a daytime population of more than 47,000 people, and active schools including Sibley High School, Visitation and St Thomas Academy. This highly visible end cap space is the area's premiere full service restaurant opportunity!

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Highlights

- 4,460 SF Restaurant Opportunity
- Outdoor patio
- Liquor license available
- Excellent visibility to Highway 110 / Dodd Road - 28,000 cars per day
- Strong demographics & underserved market area
- Traffic generating co-tenants
- Multiple signage opportunities

Awards

- MSCA 2006 Starr Award for Best Mixed-Use
- Business Journal Best in Real Estate 2007 Mixed-Use Development
- MSLA 2007 Merit Award for Public Landscape Design - Mixed-Use
- Finance & Commerce - Top Projects 2007

