

FOR LEASE

3520 LAVERNE AVE N
LAKE ELMO, MN 55042

**Prime Restaurant
Location in Old Village
Downtown Lake Elmo**



COMMERCIAL REAL ESTATE SERVICES



Jon Whitcomb Broker / Owner

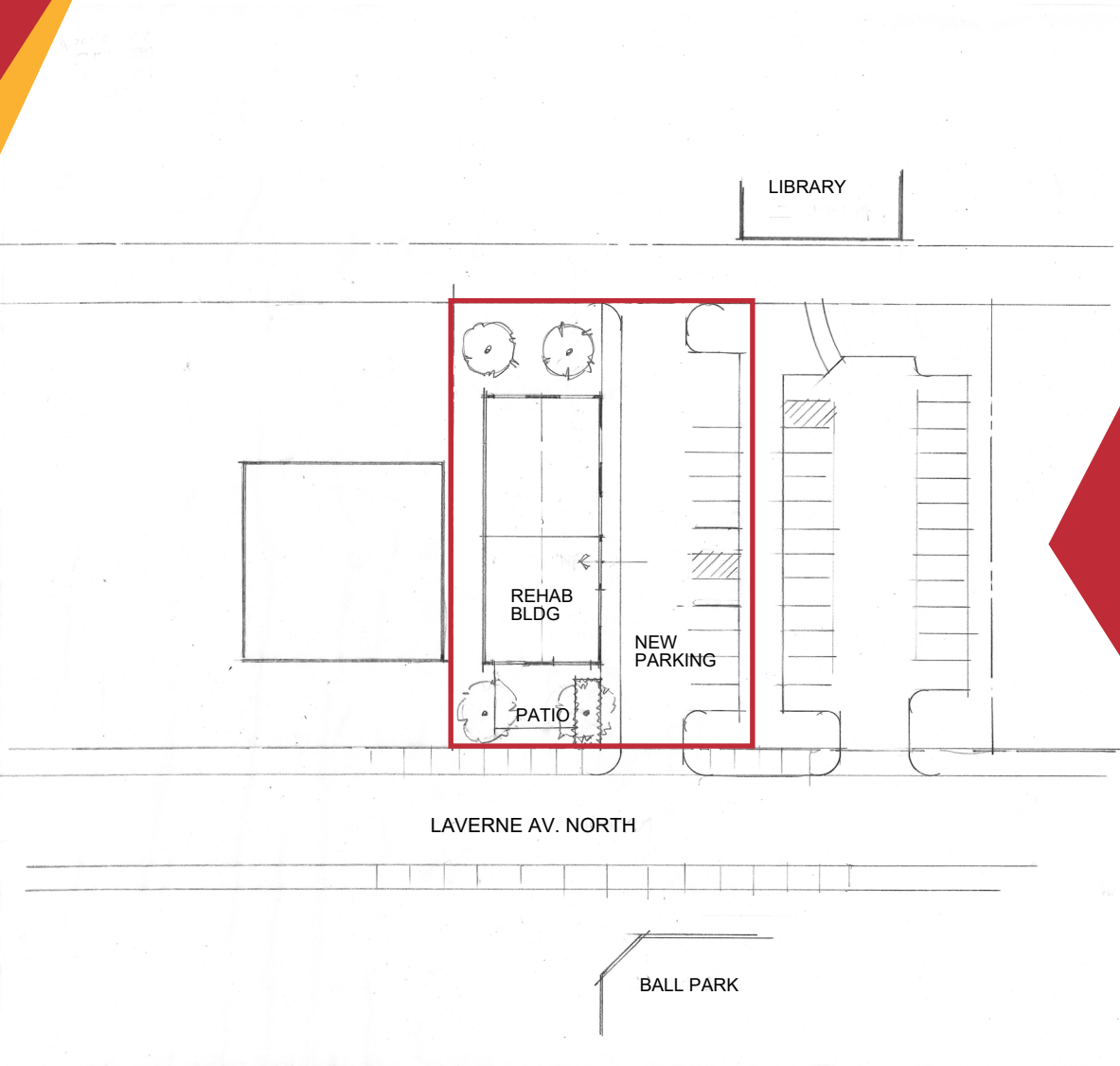
1950 Northwestern Ave N #101
Stillwater, MN 55082

Cell 651.283.4884
Office 651.351.5005

Email Jon@MetroEastCRE.com
Web www.MetroEastCRE.com

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Highlights

- ◆ Prime downtown Lake Elmo location
- ◆ Located next to Lake Elmo Fire Department and Lions Park
- ◆ Opportunity for a new restaurant
- ◆ Zoned Village Mixed-Use
- ◆ Fully renovated building

Property Information

Building Size:	3,618 SF
Available Space:	3,618 SF
Rental Rate:	Negotiable
Parking:	Attached surface lot Adjacent public parking lot
Year Built:	1962
Renovated:	2024
Occupancy Date:	Under Construction

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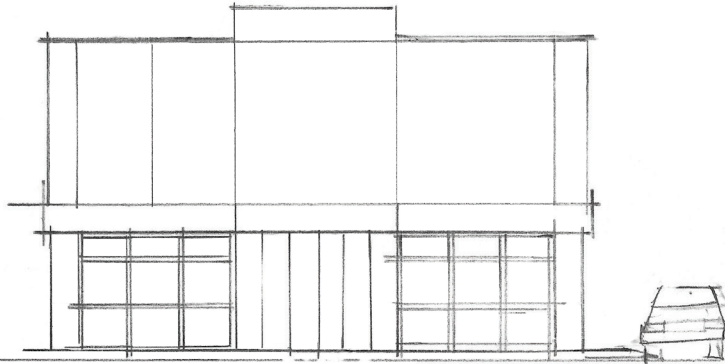


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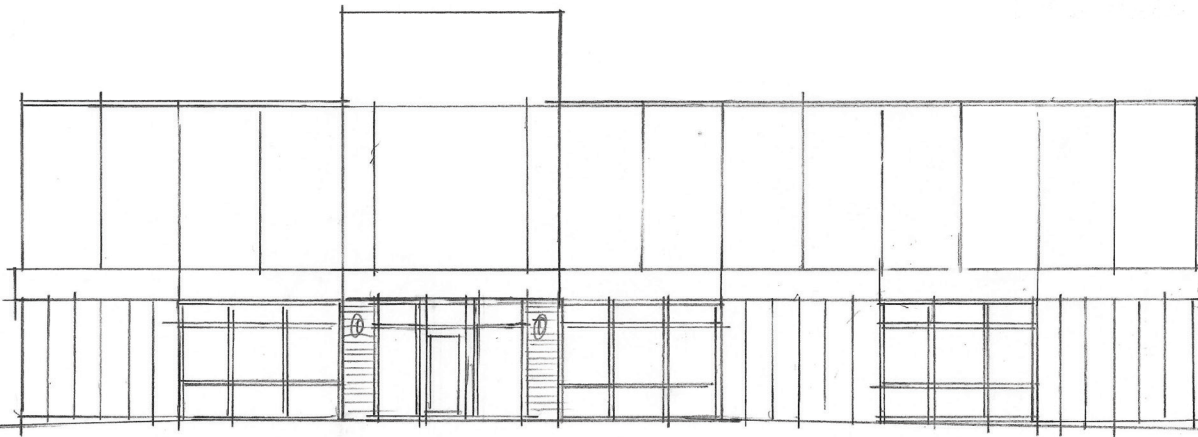
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EAST ELEVATION



NORTH ELEVATION



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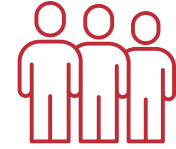
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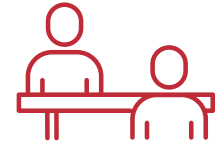
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Total Population:
13,756



Workers Age 16+:
5,845



Total Households:
4,914



Household Income:
Median: \$163,359
Average: \$209,180

Source: ESRI, 2023-10-17

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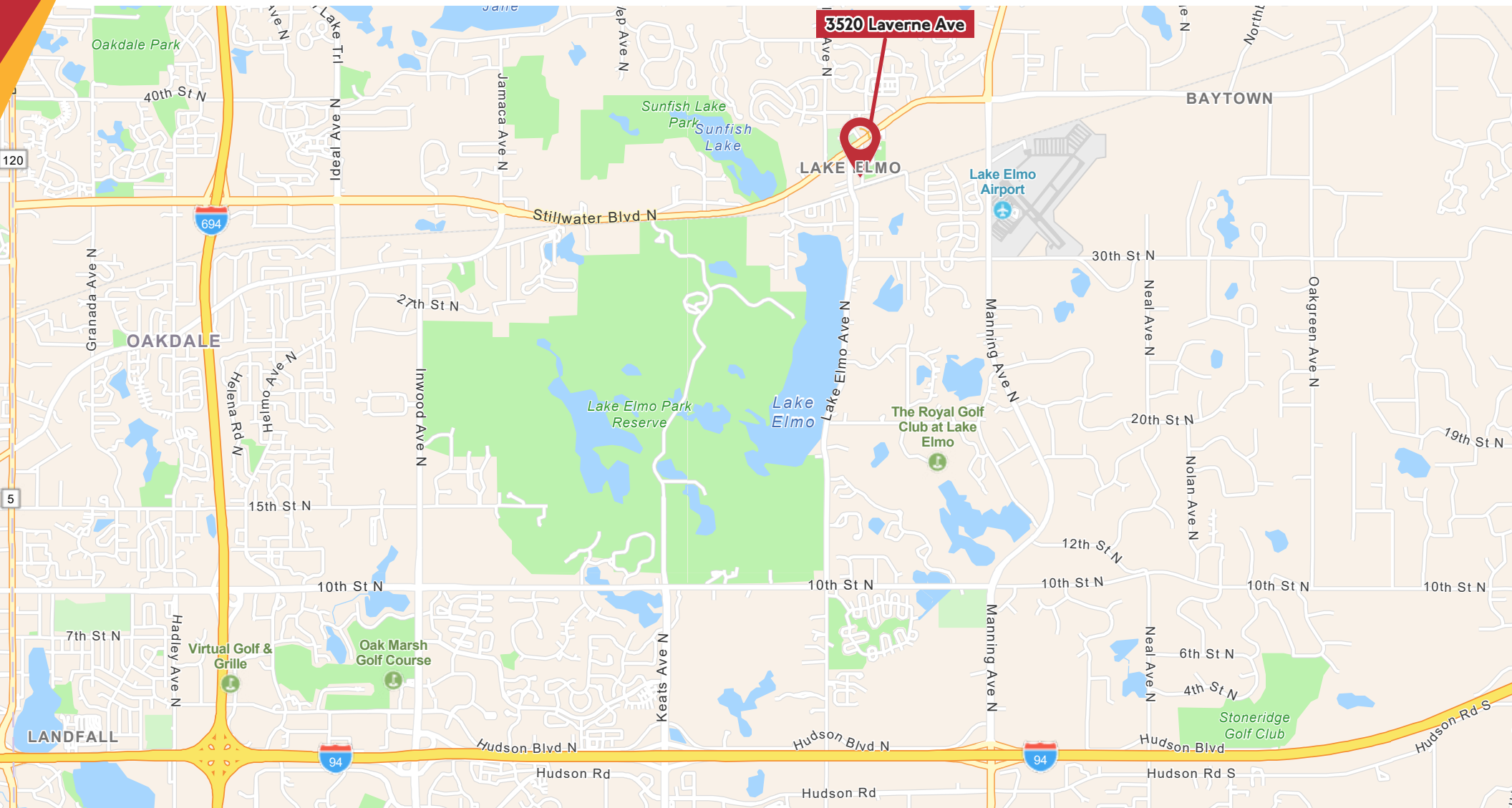
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