

# Westwind Plaza

4703 - 4795 County Road 101 | Minnetonka, MN 55345

Hennepin County Minneapolis-St. Paul-Bloomington, MN-WI 91,670 Sq Ft

44.9168, -93.5019



Demographics	1 Mile	3 Miles	5 Miles
Population	5,816	43,099	125,104
Daytime Pop.	8,452	44,791	172,048
Households	2,238	16,590	52,568
Income	\$200,745	\$219,418	\$190,824

Source: Synergos Technologies, Inc. 2024

Surrounded by an affluent, highly educated trade area, with an average household income of \$219K and 67% of residents holding a college degree within 3 miles

Strong daytime population with 45K+ within 3 miles

High visibility from 44K+ on State Hwy 7 and 20K+ on CR 101 (Kalibrate 2025 ,2021)

Proven tenant stability with 30% of tenants maintaining leases for 11+ years



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## Available Spaces

1 2,964 Sq Ft 360° 12A 1,257 Sq Ft 360°

## Current Tenants Space size listed in square feet

2A	Tropical Smoothie Cafe	1,090
3	uBreakiFix	1,183
4	Chipotle Mexican Grill	2,880
5A	\$5 Tan	3,007
5B	Chuck & Don's Pet Food Outlet	5,630
6	O'Reilly Auto Parts	6,200
7	Goldfish Swim School	7,656
9	The UPS Store	1,602
10	Dynamic Family Chiropractic	1,454
12	Crumbl Cookies	1,515
13	Ablelight Thrift	18,165
14	YogaSix	2,089
15	All Seasons Wild Bird Store	1,440
16	Great Clips	1,440
17	Three Stars Sportscards	1,418
18	Wingstop	1,328
19	Royal Nails	751
20	Viet Hoa Restaurant	3,032
21	Banfield Pet Hospital	2,984
22	Bruegger's Bagels	2,108
23	Bach To Rock	2,902
24	Mathnasium	1,496
25	Lakeside Tobacco	1,512
26	MGM Wine & Spirits	11,009
PAD A	Chase	3,558
NAP01	Cub Foods	0
NAP02	Sherwin-Williams	0
NAP03	Potbelly Sandwich Works	0
NAP04	Verizon Wireless	0
NAP05	Bank of America	0
NAP06	Jet's Pizza	0
NAP07	Noodles & Company	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 4190

