

# FORMER PIZZA HUT

17305 Kenrick Avenue | Lakeville, MN | 55044



3,207 SF Building Available For Sale or Lease

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	17305 Kenrick Avenue
<b>CITY, STATE</b>	Lakeville, MN 55044
<b>BUILDING SIZE</b>	3,207 SF
<b>YEAR BUILT</b>	1988
<b>LOT SIZE</b>	0.71 Acres (30,928 SF)
<b>SALE PRICE</b>	\$769,680
<b>ASKING RENT</b>	\$70,554
<b>TAXES (2013)</b>	\$19,116
<b>PARKING</b>	51 Stalls
<b>PROPERTY TYPE</b>	Retail
<b>COUNTY</b>	Dakota
<b>ZONING</b>	General Commercial



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	7,137	42,464	131,228
<b>MEDIAN HH INCOME</b>	\$100,983	\$94,490	\$80,697
<b>AVERAGE HH INCOME</b>	\$131,115	\$118,976	\$99,752
<b>MEDIAN AGE</b>	38.9	37.4	36.1

**AREA RETAILERS**

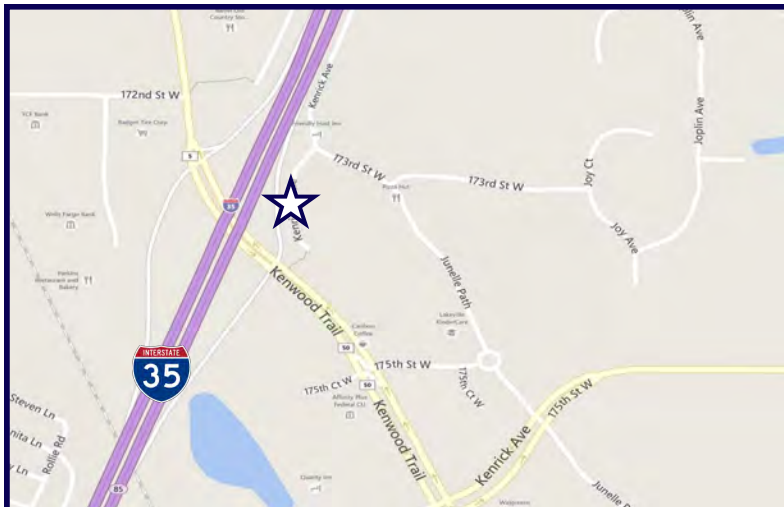
- Target
- CVS
- Buffalo Wild Wings
- Dollar Tree
- Starbucks

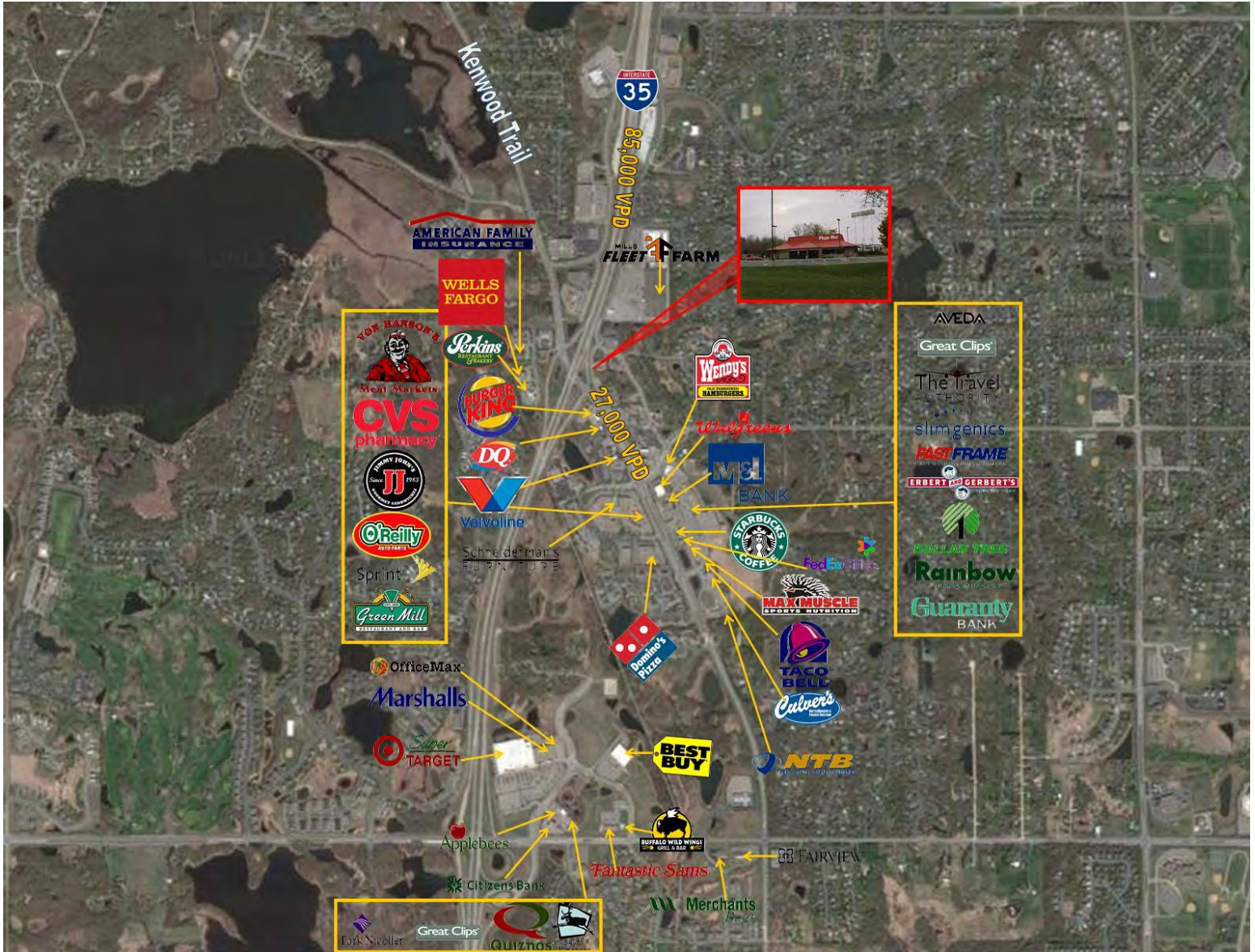
**TRAFFIC COUNTS**

<b>I-35</b>	85,000 VPD
<b>KENWOOD TRAIL</b>	27,000 VPD

**HIGHLIGHTS**

- Positioned nicely with excellent visibility from Interstate 35.
- Located within the major retail hub of Lakeville.









- Bank, savings and loan, financial institutions
- Funeral homes and mortuaries
- Hotels
- Office businesses
- Private clubs or lodges serving food and beverages with on- and off-sale liquor
- Restaurants, general with on- and off-sale liquor
- Service businesses
- Sexually oriented uses, principal
- Data centers
- Commercial recreation, indoor.
- Government and public utility buildings and structures
- Instructional classes
- Pawnshops
- Public garages and parking lots
- Retail businesses
- On and off site
- Tattoo parlors
- Fitness centers and health clubs