

FOR LEASE

BURNHILL SHOPPERS CORNER

14101-14121 Irving Avenue South | Burnsville, MN | 55337



Retail Store Front For Lease

Nancy Murdakes Brown

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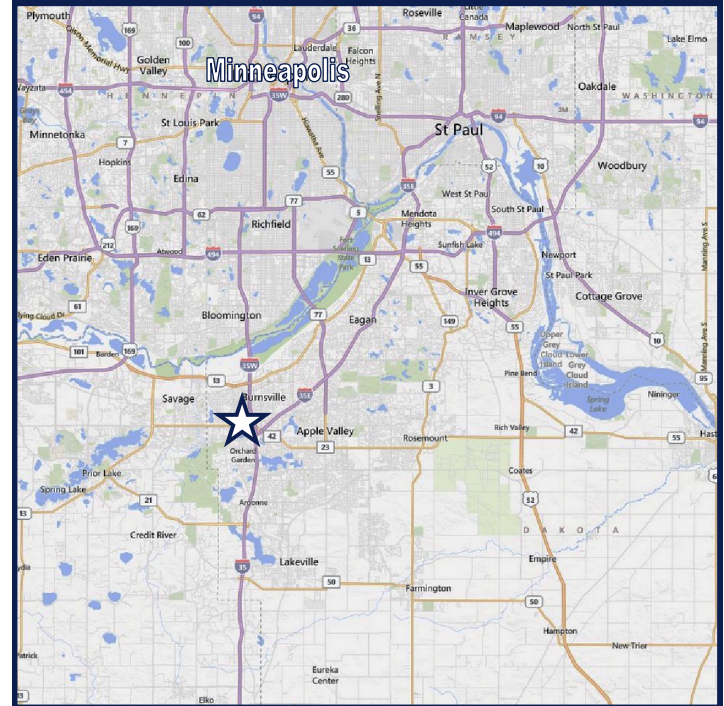
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	14101 South Irving Avenue
CITY, STATE	Burnsville, MN
BUILDING SIZE	32,000
YEAR BUILT/REMODELED	1987/2007
LOT SIZE	3.27 Acres
SPACE AVAILABLE	13,858 SF Former Restaurant
	2,543 SF } Can be
	2,581 SF } combined
ASKING RENT	\$14.00 PSF
CAM 2021 EST.	\$3.22 PSF
RE TAXES 2021 EST.	\$2.31 PSF
CAM & TAX TOTAL EST.	\$5.53 PSF
PARKING	200 Spaces



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,460	72,274	170,148
DAYTIME POPULATION	13,328	38,478	78,422
MEDIAN HH INCOME	\$64,204	\$74,062	\$81,166
AVERAGE HH INCOME	\$84,113	\$93,264	\$104,374
MEDIAN AGE	36	36.7	38.1

COMMENTS

- This excellent shopping center is surrounded by a plethora of national retail stores namely Target, Cub Foods, Costco & Walgreens. Burnhill Shoppers Corner is also seconds from Burnsville Center which is always bustling with activity. This center has been servicing the Burnsville community for decades, and with its new remodel, continues to provide excellent services to the community at large. The Burnhill Shoppers Corner offers plenty of parking and is easily accessible from County Road 42.

CO-TENANTS

- Salvation Army Family Store
- Salon Concepts
- Sea Food Market
- Tii Cup

AREA TENANTS

- Burnsville Regional Mall
- Costco
- Target
- Cub Foods

TRAFFIC COUNTS

I-35W	49,500 VPD
CR-42	45,000 VPD
IRVING AVENUE S.	4,200 VPD

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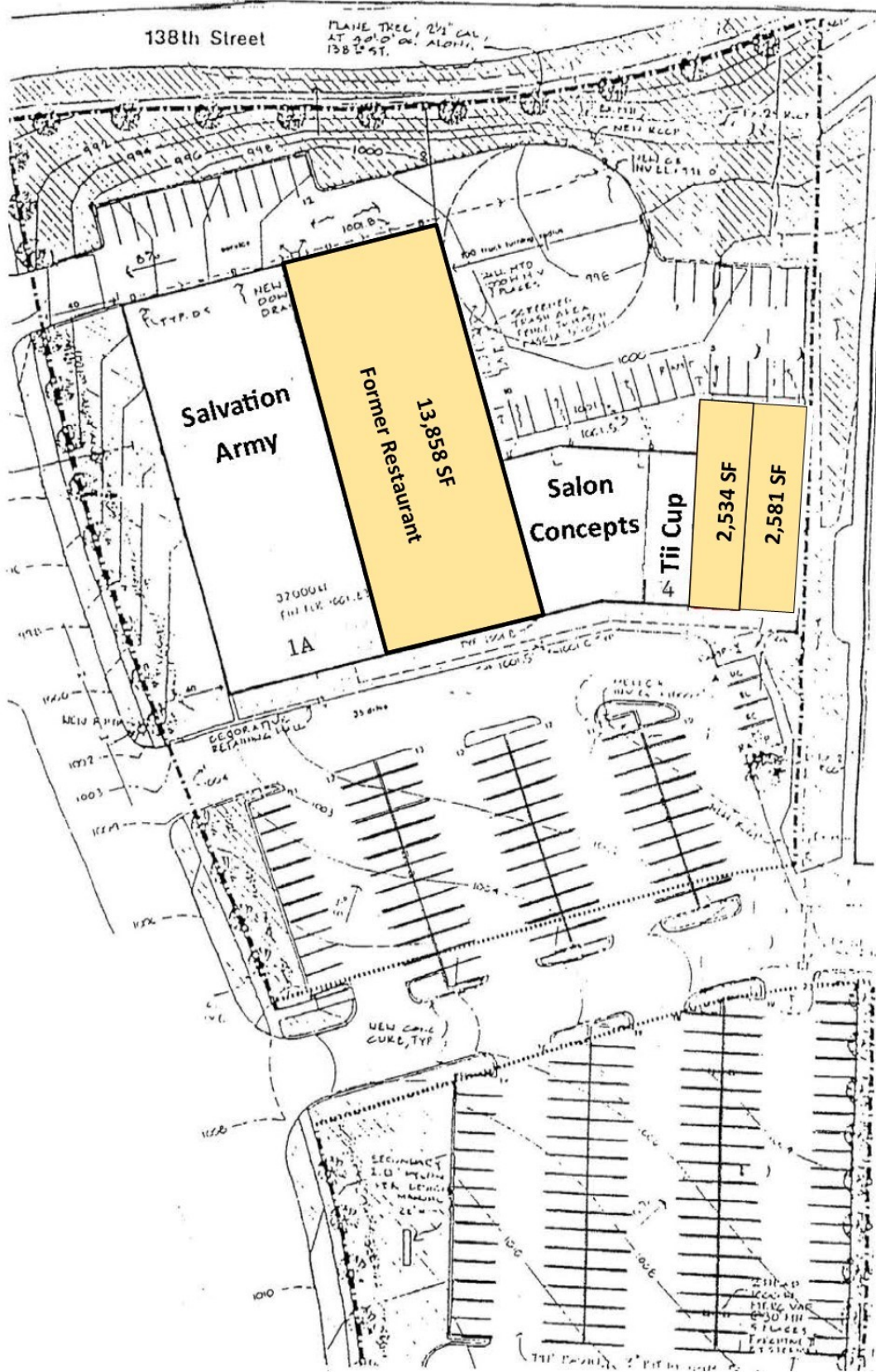


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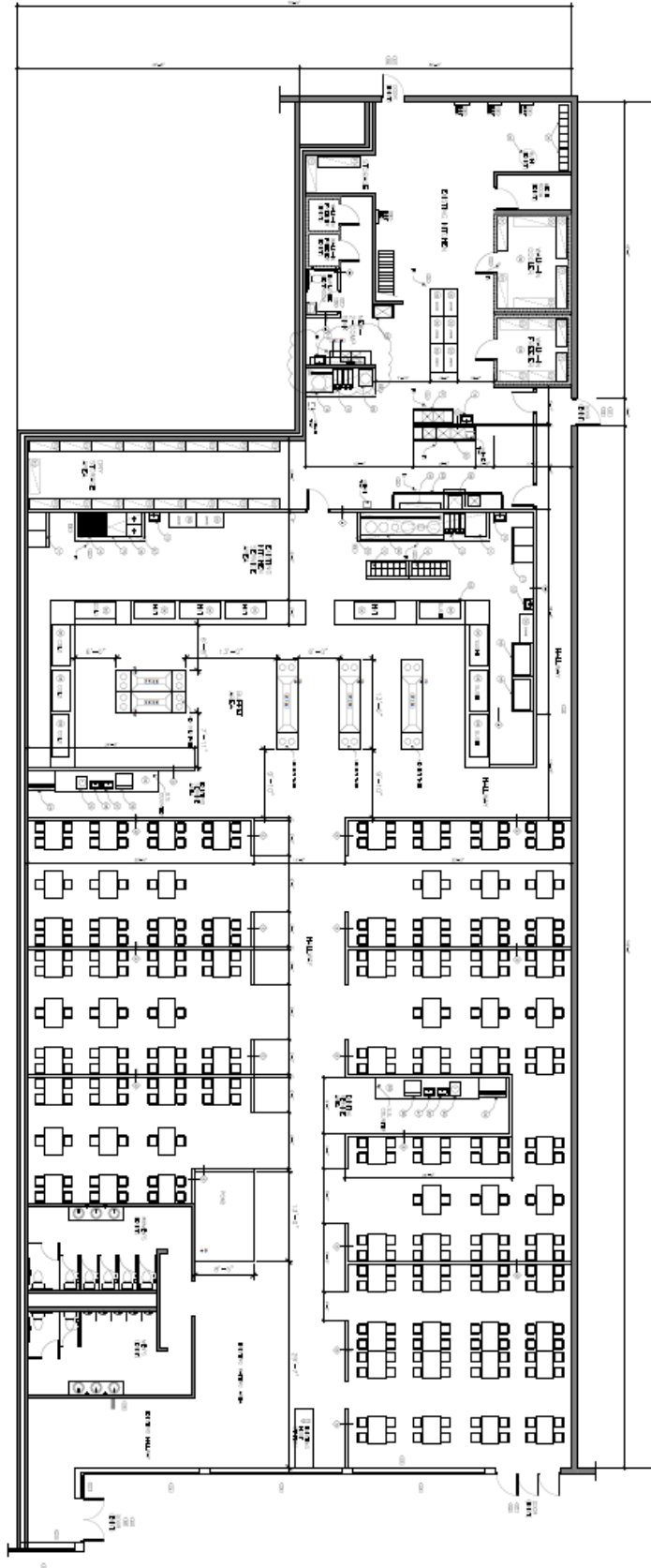
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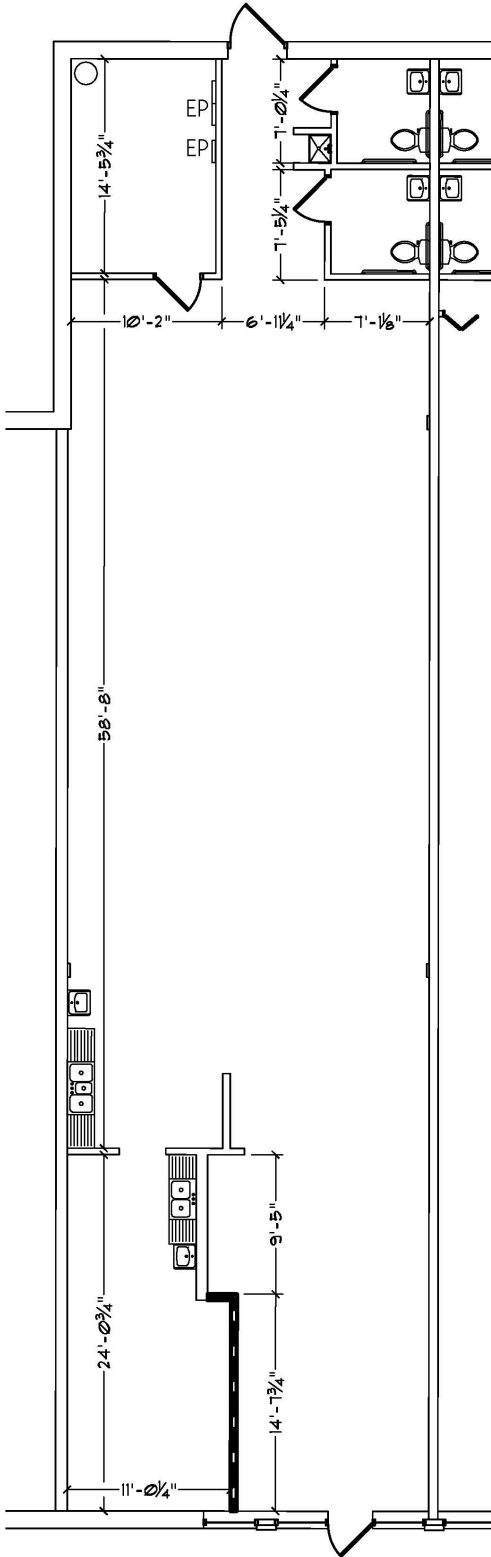


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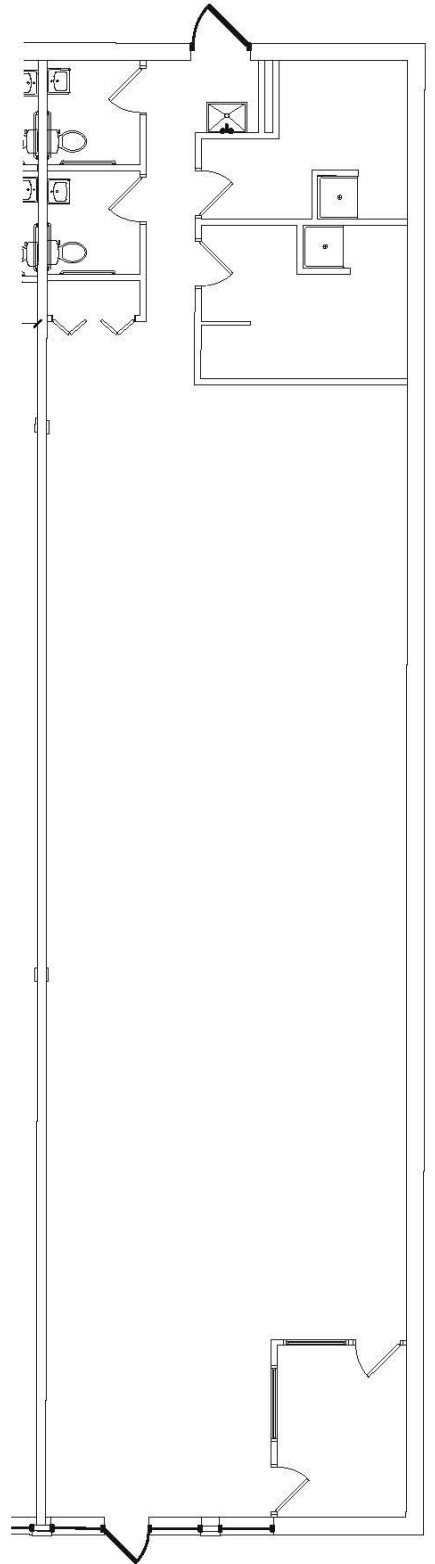
1 FLOOR PLAN



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2,534 SF



2,581 SF