

COMMERCIAL SPACE FOR LEASE  
RESTAURANT/MEDICAL/SERVICE RETAIL  
**MAVEN APARTMENTS**

7 Travelers Trail | Burnsville, MN | 55337



**1,737 SF Retail Space**

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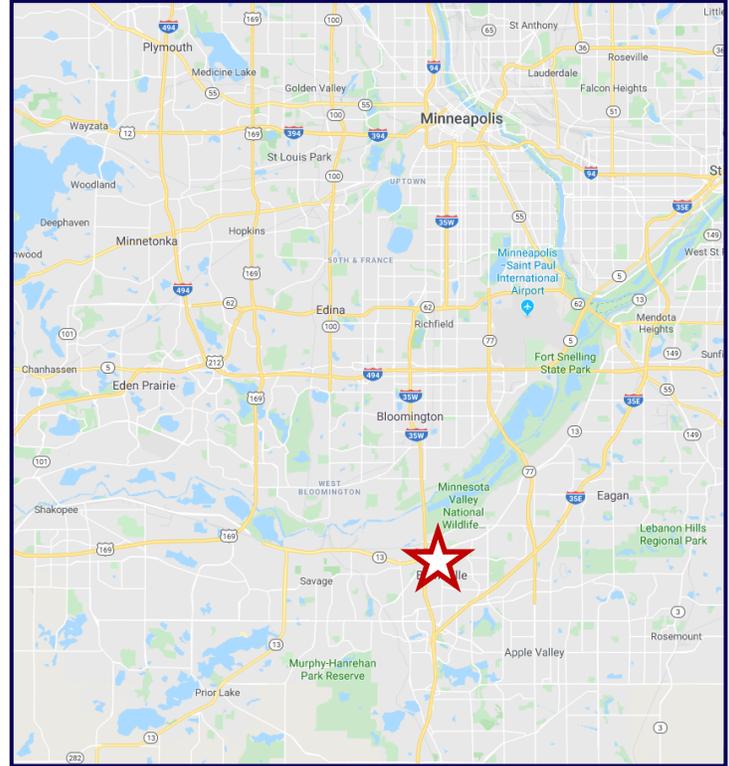
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**PROPERTY INFORMATION**

<b>ADDRESS</b>	7 Travelers Trail
<b>CITY, STATE</b>	Burnsville, MN
<b>SPACE AVAILABLE</b>	1,737 SF
<b>LEASE RATE</b>	\$24—\$27 Net PSF
<b>TAX &amp; CAM 2019</b>	To be determined
<b>COUNTY</b>	Dakota
<b>YEAR BUILT</b>	2019
<b>PARKING</b>	50 on-street, 370 ramp, and 350 Garage



**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	9,305	67,940	196,597
<b>DAYTIME POPULATION</b>	8,284	35,880	94,771
<b>MEDIAN HH INCOME</b>	\$52,490	\$72,140	\$78m213
<b>AVERAGE HH INCOME</b>	\$67,927	\$93,619	\$100,103
<b>MEDIAN AGE</b>	38.4	37.9	39.3

**TRAFFIC COUNTS**

<b>HWY 13</b>	37,500 Cars Per Day
<b>NICOLLET AVE S</b>	15,800 Cars Per Day
<b>I-35W</b>	91,000 Cars Per Day

**HIGHLIGHTS**

- Easy access to multiple Hwys including Hwy 13 and I-35W
- Excellent Hwy exposure to Hwy 13 and Nicollet
- Less than 3 miles away from Burnsville Mall
- 50 on-street parking stalls out front, Heart of the city parking garage (350) and Heart of the City Park and Ride Ramp (370)
- Within walking distance of Cub Foods, CVS Pharmacy, Ames Performing Arts Center, Wells Fargo, Thrivent Financial, and numerous full and quick service restaurants
- Part of Heart of the City town square and just off Nicollet Commons Park
- Future METRO Orange Line Station directly across the street for Minneapolis commuters. Will generate many riders, who may become customers to the Maven retail tenants



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**Highlights**

Maven Apartments is a brand new luxury apartment complex that has 137 units located above the available commercial space.

Surrounding this property are numerous apartment buildings, town-homes and single family homes. All in excellent condition with great curb appeal! Nearby office buildings are also prevalent.

Nicollet Plaza, anchored by Cub Foods, opened across Nicollet Ave generates a significant amount to traffic to the area. Also noteworthy, within 3 miles of Maven Apartments there are close to 68,000 residents.

Abundant parking is located at or near the property and other wonderful amenities surround the property including, the Ames Performing Arts Center which hosts events every weekend, and numerous restaurants including JoJo’s Rise & Wines, Jensen’s Café, and Mediterranean Cruise. Many quick service restaurants including Red Savoy Pizza, Subway, Dickey’s BBQ and Caribou Coffee also are nearby.

Our street level commercial space is ready for occupancy. The space is ideal for a variety of professional service uses, medical, quick service restaurants, and coffee shops. Future location for Metro Orange Line.

**Nearby Amenities**



**Ames Center:** Performing arts center located at the heart of the city. This center houses Twins Cities Ballet of MN and Dakota Valley Symphony and Chorus.



**Grand Market Plaza:** Apartment building with 1st floor retail that includes The Hair District, Thrivent Financial, and Anytime Fitness.



**Nicollet Commons Park:** Public park just outside the Ames Center. This park includes grassy area, water fountain, and outdoor seating for events.



**Nicollet Plaza Retail:** Retail building that is anchored by Cub Foods. This retail center also houses Dickey’s BBQ, Red’s Savoy, and Great Clips.

**Parking in Surrounding Area**

- Heart of the City Parking Ramp (Park ‘n Ride): 370 Spaces—FREE
- Heart of the City Parking Deck (across from Maven): 350 Spaces—FREE
- On-street parking across from Maven: 50 spaces—FREE

**Density Nearby**

- Grand Market Plaza: 113 Units
- Realife Cooperative: 225 Units
- Ridgeview Apartments: 250 Units
- The Fitzgerald: 238 Units
- Burnsville Pkwy @ E 125th St: 108 Units (Under Construction)

**Over 1,750 Units NOT including Maven Apartment’s 137 Units!**



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1,737 SF of First Floor Retail (outlined in yellow)

