



H.J. Development is planning to build the Spirit Place at Brandtjen Farm, a retail strip center along the southeast quadrant of Pilot Knob Road and County Road 46 in Lakeville. The center will be anchored by a Petsmart that is immediately north of a 90,000-square-foot Hy-Vee grocery store (background) set to open June 21. (Staff photo: Bill Klotz)

## Hy-Vee store draws other retail to Lakeville

By: Hank Long June 13, 2016 4:10 pm 0

A Twin Cities-based retail developer is capitalizing on a Hy-Vee store set to open later this month in Lakeville.

H.J. Development is planning to build an 18,000-square-foot Petsmart immediately north of the 2-year-old 90,000-square-foot Hy-Vee store at 16150 Pilot Knob Road.

The Lakeville Planning Commission will review the developer's plans on Thursday. Petsmart is the first phase of the Wayzata-based H.J. Development's Spirit Place at Brandtjen Farm retail project. A 10,000-square-foot multi-tenant retail strip center and a 2,810-square-foot restaurant building with a drive-through are also planned at the site, on the southeast quadrant of Pilot Knob Road and County Road 46/160th Street West.

H.J. Development representatives weren't immediately available for comment Monday. An online marketing brochure shows the other retail pads are available for build-to-suit opportunities. The developer recently built two grocery-anchored shopping centers in Andover and Delano from Bloomington-based United Properties.

The Lakeville retail site is adjacent to the 32-acre grocery store site that Iowa-based Hy-Vee purchased for \$10 million in October 2014.

The grocery store – one of several Hy-Vee plans in the Twin Cities – will open June 21. It's tucked into the Brandtjen Farm subdivision in the far northwest corner of Lakeville. The site is a half-mile south of a Target superstore across the border in Apple Valley. The subdivision has been in development for more than a decade.

The fact that H.J. Development has secured Petsmart to anchor its retail site next to Hy-Vee is a testament to the "pull" of grocers to create other retail opportunities, said Keith Sturm, CEO of Upland Real Estate Group in Minneapolis.

“It’s that weekly or bi-weekly grocery store trip that ancillary retailers love,” Sturm said. “The presence of I will draw consistent traffic to the area, which keeps the customer base up at those supporting or neighboring sites.”

Lakeville’s population is 60,633, according to a 2015 estimate from the U.S. Census Bureau. The south met has grown by 8.1 percent since 2010. Its median household income is \$94,635.

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