



RETAIL SPACE FOR LEASE

# BURNSVILLE MARKETPLACE

NWC I-35W & Cty Rd 42 | Burnsville, MN 55356



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# OVERVIEW



## LOCATION

- Address: 13901-14121 Aldrich Ave S | Bursville, MN
- GLA: 263,121 SF
- Year Opened: 1991



## AVAILABILITY

- Suite 105: 1,700 SF
- Suite 120: 2,535 SF
- Suite 170: 3,637 SF
- Suite 198: 2,351 SF

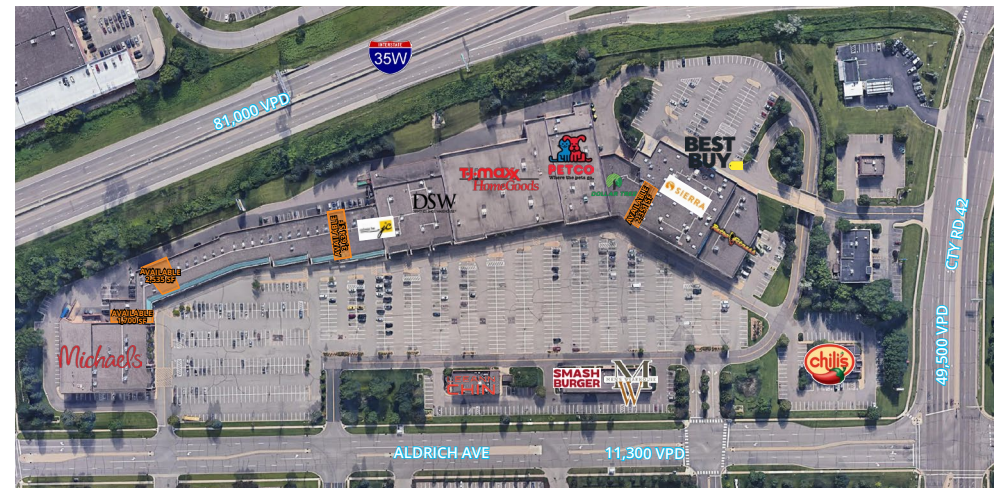
## EST. CAM & TAX (2020)

- 6.54 PSF Total  
 (\$2.93 PSF CAM/Ins | \$3.61 PSF Taxes)



## TRAFFIC COUNTS

- 81,000 vpd - I-35W
- 49,500 vpd - Cty Rd 42



## CO-TENANTS



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,510	75,604	174,786
Median HH Income	\$60,162	\$77,711	\$84,630
Average HH Income	\$81,564	\$97,793	\$107,734

\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars

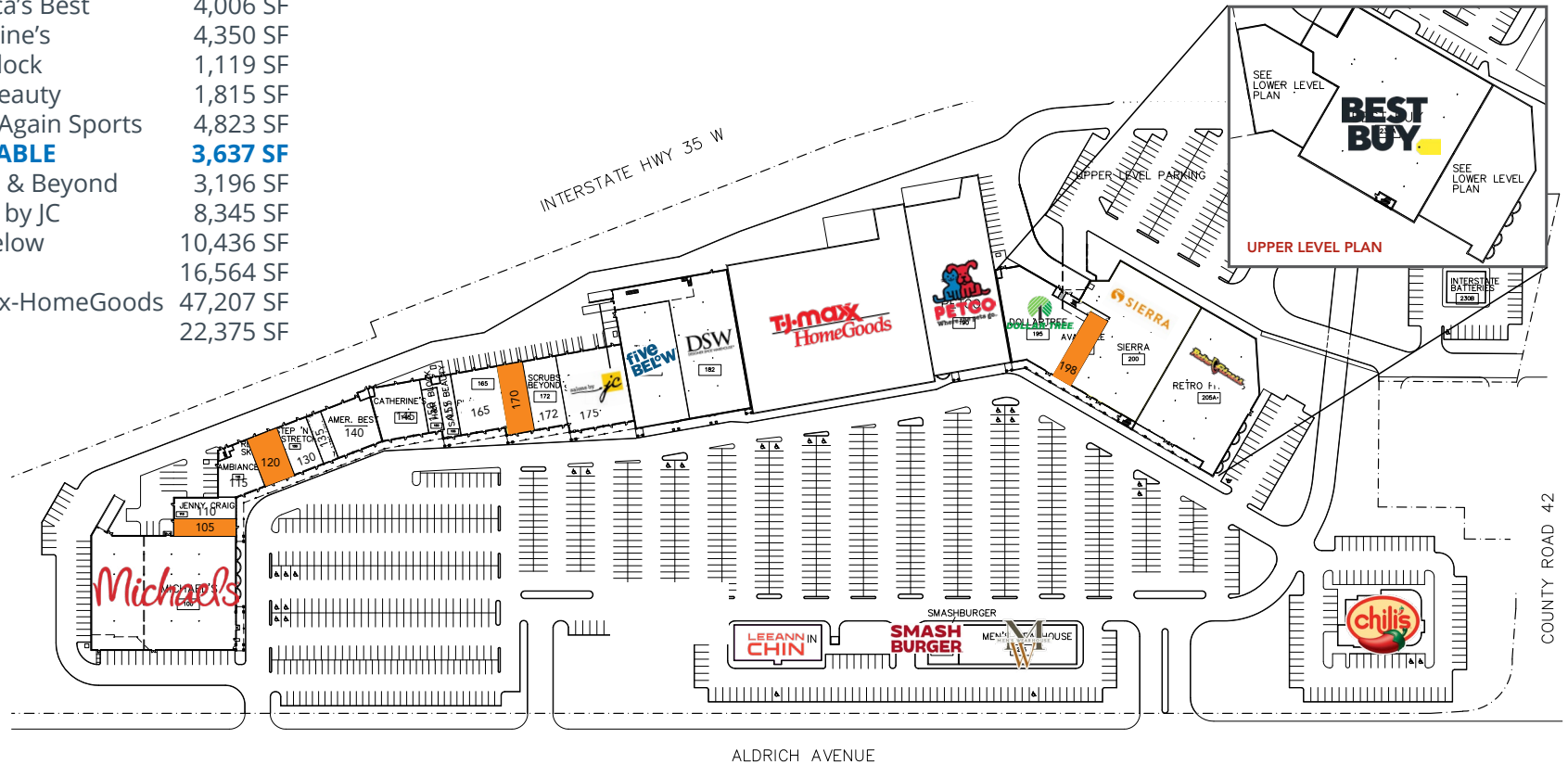
# SITE PLAN

# BURNSVILLE MARKETPLACE

13901-14121 ALDRICH AVE S | BURNSVILLE, MN 55356



SUITE	TENANT	AREA SF	SUITE	TENANT	AREA
100	Michael's	27,010 SF	195	Dollar Tree	9,773 SF
<b>105</b>	<b>AVAILABLE</b>	<b>1,700 SF</b>	<b>198</b>	<b>AVAILABLE</b>	<b>2,351 SF</b>
110	Jenny Craig	2,239 SF	200	Sierra	21,290 SF
115	Ambiance	2,600 SF	205A	Retro Fitness	19,410 SF
<b>120</b>	<b>AVAILABLE</b>	<b>2,535 SF</b>	230A	Best Buy	31,615 SF
130	Step'n Stretch	1,300 SF	Outlot	Interstate Battery	2,000 SF
135	RJ Shoes	1,300 SF	Outlot	LeeAnn Chin	5,000 SF
140	America's Best	4,006 SF			
145	Catherine's	4,350 SF			
150	H&R Block	1,119 SF			
155	Sally Beauty	1,815 SF			
165	Play it Again Sports	4,823 SF			
<b>170</b>	<b>AVAILABLE</b>	<b>3,637 SF</b>			
172	Scrubs & Beyond	3,196 SF			
175	Salons by JC	8,345 SF			
180	Five Below	10,436 SF			
182	DSW	16,564 SF			
185	TJ Maxx-HomeGoods	47,207 SF			
190	Petco	22,375 SF			



Member of:



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# TRADE AREA AERIAL

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