



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 120: 2,535 SF
- Suite 135: 1,300 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

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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
105	The Refinery	1,700 SF	<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
<b>135</b>	<b>AVAILABLE</b>	<b>1,300 SF</b>	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			



