

RETAIL FOR LEASE | PAD SITES AVAILABLE

# SHAKOPEE TOWN SQUARE

1100 - 1120 Shakopee Town Square | Shakopee, MN 55379

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES



# OVERVIEW



## PROPERTY INFORMATION

- Location: 1100-1120 Shakopee Town Square
- Building GLA: 222,481 sf
- Year Built: 1997



## AVAILABLE

- 1,031 sf - 24,017 sf
- 1.5 acres - Parcel 1
- 1.09 acres - Parcel 2

## EST CAM/TAX

- \$4.52 psf  
(\$3.18 psf CAM + \$1.34psf Taxes)



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	4,424	39,660	86,107
Median HH Income	\$70,400	\$78,251	\$99,515
Average HH Income	\$86,771	\$97,156	\$124,621

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



## TRAFFIC COUNTS

- 35,000 vpd - Highway 169
- 7,400 vpd - Johnson Memorial Dr



## CENTER TENANTS

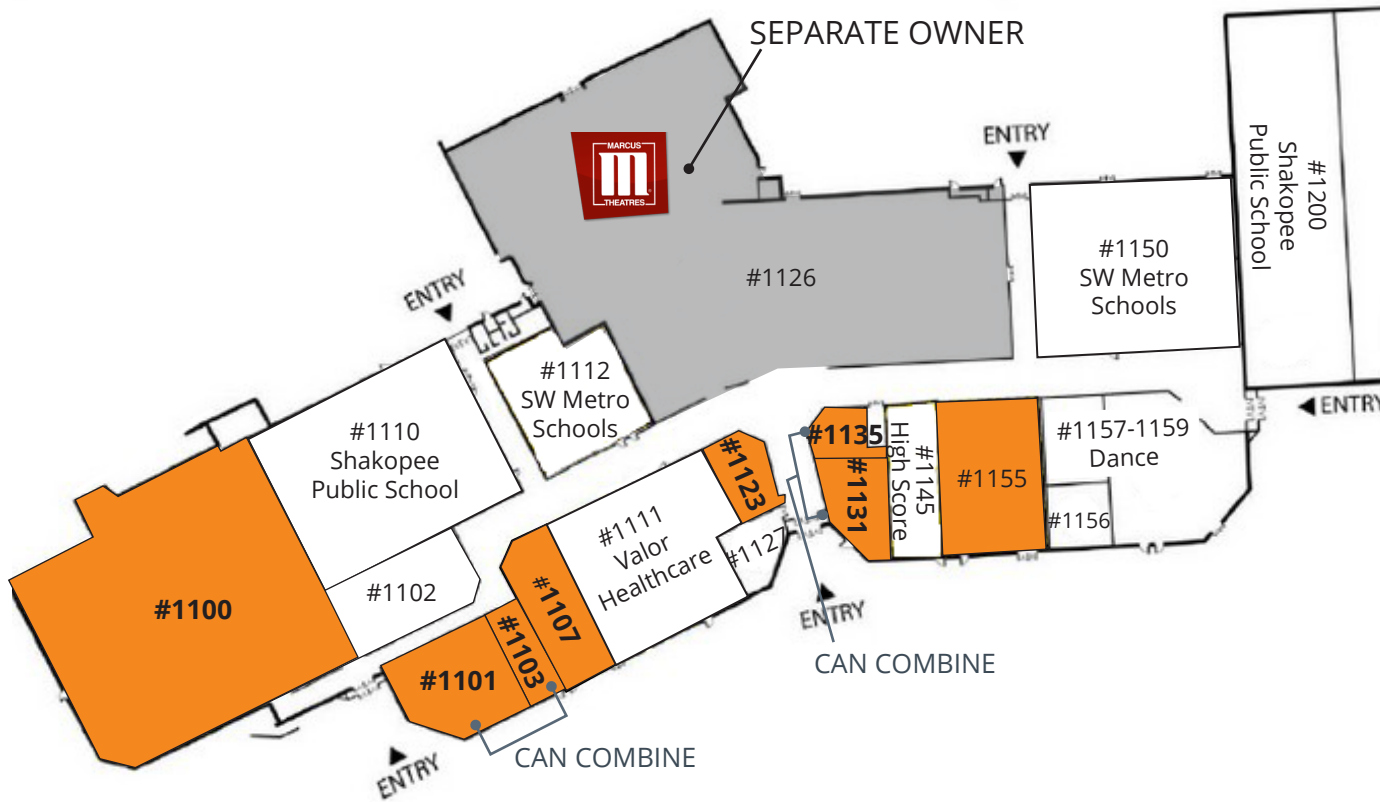


## COMMENTS

- This neighborhood center is located in the heart of Shakopee surrounded by a strong residential population with ease of access to Highway 169. This center offers very competitive rates and a variety of spaces that fit most retailer's size criteria. There are two land parcels available.

# OVERALL SITE PLAN

## Shakopee Town Square



SUITE	TENANT	SITE
<b>1100</b>	<b>AVAILABLE</b>	<b>24,017 sf</b>
1102	Shakopee Public Schools	4,955 sf
<b>1101</b>	<b>AVAILABLE</b>	<b>3,795 sf</b>
<b>1103</b>	<b>AVAILABLE</b>	<b>1,350 sf</b>
<b>1107</b>	<b>AVAILABLE</b>	<b>2,611 sf</b>
1110	Shakopee Public Schools	12,351 sf
1111	Valor Healthcare	8,700 sf
<b>1123</b>	<b>AVAILABLE</b>	<b>1,674 sf</b>
1126	Marcus Theater	41,475 sf
1127	Valley Vision*	1,280 sf
<b>1131</b>	<b>AVAILABLE</b>	<b>2,144 sf</b>
<b>1135</b>	<b>AVAILABLE</b>	<b>1,031 sf</b>
1145	High Score	2,703 sf
1150-1112	SW Metro Schools	17,088 sf
<b>1155</b>	<b>AVAILABLE</b>	<b>5,274 sf</b>
1156	Coffee TA Cream*	1,200 sf
1157-1159	Metropolitan Dance	8,428 sf
1200	Shakopee Public Schools	25,433 sf