

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

7 Travelers Trail | Burnsville, MN | 55337



Up to 1,737 SF

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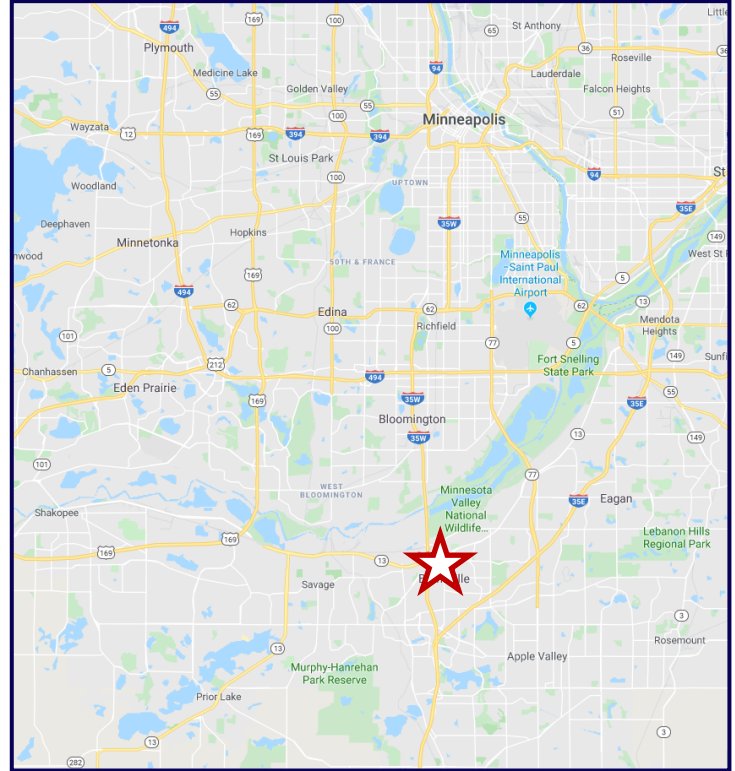
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PROPERTY INFORMATION

ADDRESS	7 Travelers Trail
CITY, STATE	Burnsville, MN
SPACE AVAILABLE	1,737 SF
LEASE RATE	\$24—\$27 Net PSF
TAX & CAM 2019	To be determined
COUNTY	Dakota
YEAR BUILT	2019
PARKING	TBD



DEMOGRAPHICS

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

TRAFFIC COUNTS

HWY 13	37,500 Cars Per Day
NICOLLET AVE S	15,800 Cars Per Day

HIGHLIGHTS

- Easy access to multiple Hwy's 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
- Within walking distance of Cub Foods, CVS Pharmacy, Ames Performing Arts Center, Wells Fargo, Thrivent Financial, and numerous full and quick service restaurants



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Maven Apartments is a brand new upscale & luxury apartment complex that will have 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, which generates a significant amount to traffic to the area. Also noteworthy, is that within 3 miles of Maven Apartments boasts close to 68,000 residents.

A free 370-stall parking garage is located walking distance from the property and other wonderful amenities surrounding the property including, the Ames Performing Arts Center which hosts events every weekend, numerous restaurants including JoJo's Rise & Wines, Jensen's Café, and Mediterranean Cruise. As well as many quick service restaurants including Red Savoy Pizza, Subway, Dickey's BBQ and Caribou Coffee.

Our street level commercial space is ready for occupancy as early as January 2020. The space is ideal for a variety of professional service uses, medical and/or quick service restaurants.

Nearby Amenities

Ames Center



Nicollet Commons Park





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

