

RETAIL FOR LEASE

WATER TOWER CROSSING

NEQ I-35 & CR 70 | Lakeville, MN 55044



Lakeville North High School
1,780 students

Lake Marion Elementary School

Lake Marion

City Rd 50 / Kenwood Trail - 13,800 vpd

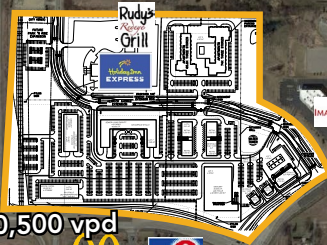


Lakeview Elementary School

Dodd Blvd 10,000 vpd

205th Street 4,800 vpd

2,800 vpd



210th Street W

20,500 vpd

210th Street W



Trinity Evangelical Church

Lakeville South High School
1,816 students

70,000 vpd

Kensington Blvd

10,100 vpd

CONTACT

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OVERVIEW



PROPERTY INFORMATION

- Location: NEC Cty Rd 70 & I-35 | Lakeville, MN
- Description: Approximately 30 acres
- Zoning: C-3: General Commercial District



DEMOGRAPHICS

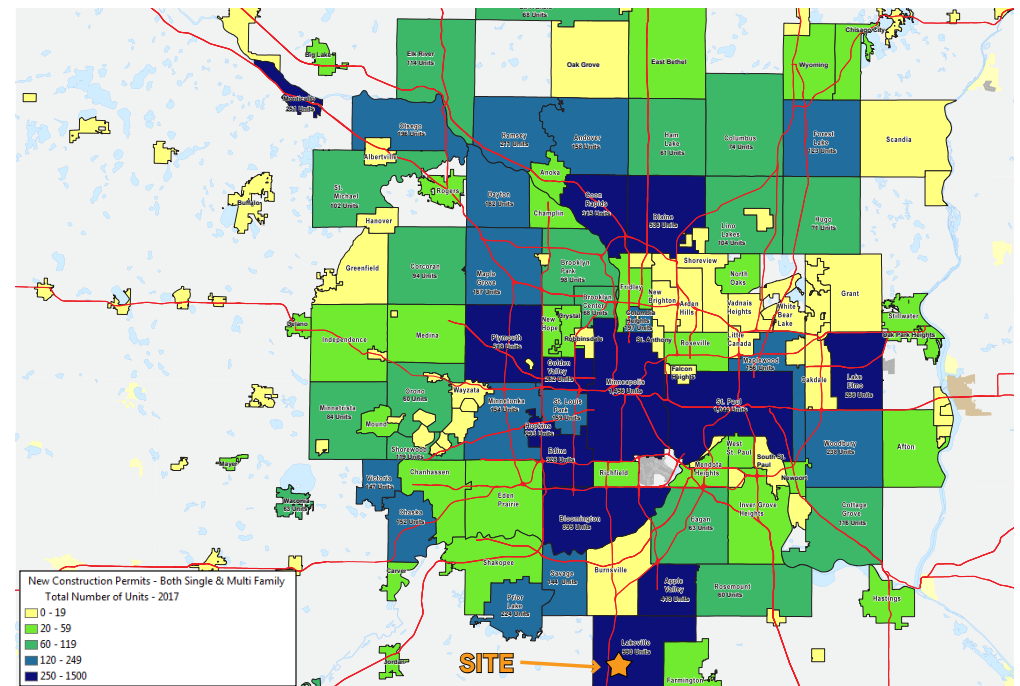
Radius:	1 Mile	3 Mile	5 Mile
Population	1,703	20,321	45,426
Total Employees	2,083	7,331	16,200
Avg HH Income	\$157,349	\$135,119	\$139,156

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



TRAFFIC COUNTS

- 70,000 vpd - I-35
- 20,500 vpd - CR 70



AREA TENANTS



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PROPOSED SITE PLAN

WATER TOWER CROSSINGS

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