

RETAIL FOR LEASE

# AURORA VILLAGE SHOPS

SEQ County Road 42 & County Road 5 | Burnsville, MN 55306



TRANSWESTERN

REAL ESTATE  
SERVICES



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# OVERVIEW



## PROPERTY INFORMATION

- Location: 1451 Cty Rd 42 | Burnsville, MN 55306
- Description: Neighborhood retail center
- Building GLA: 122,323 sf



## AVAILABLE

- Suite 1603: 2,165 sf
- Suite 1605: 1,585 sf
- Suite 1619: 5,000 sf
- Suite 1719: 7,125 sf



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,684	76,807	180,390
Median HH Income	\$56,661	\$77,300	\$85,168
Average HH Income	\$77,604	\$97,649	\$108,230

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



## TRAFFIC COUNTS

- 49,500 vpd on County Road 42
- 15,100 vpd on County Road 5



## CENTER TENANTS



## AREA TENANTS



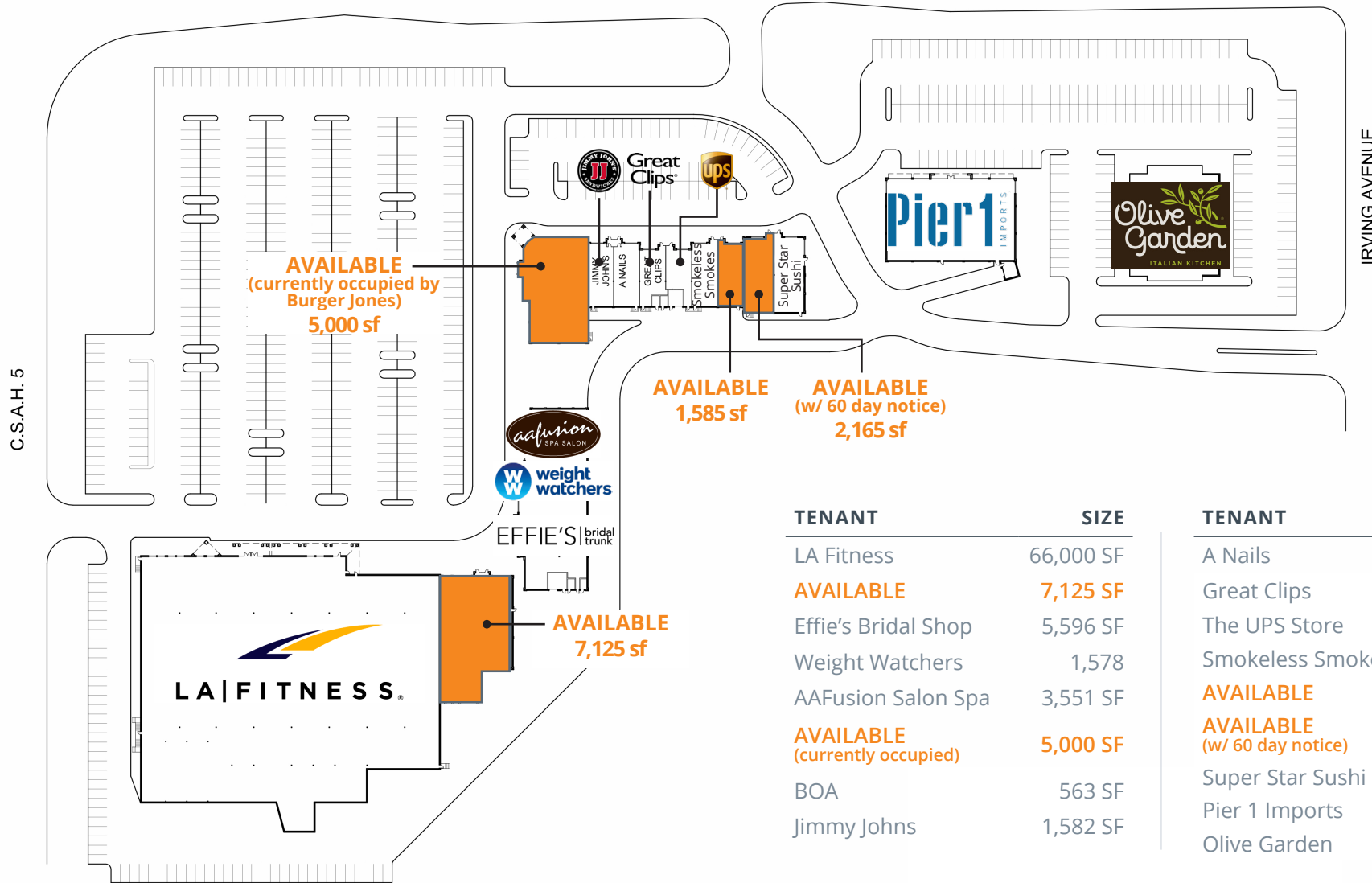
## COMMENTS

- Aurora Village is located in the heart of the Burnsville trade area. This area offers strong demographics and traffic counts, along with great visibility.

# OVERALL SITE PLAN

## Aurora Village Shops

C.S.A.H. 42



TENANT	SIZE	TENANT	SIZE
LA Fitness	66,000 SF	A Nails	1,585 SF
<b>AVAILABLE</b>	<b>7,125 SF</b>	Great Clips	1,229 SF
Effie's Bridal Shop	5,596 SF	The UPS Store	1,282 SF
Weight Watchers	1,578	Smokeless Smokes	1,585 SF
AAFusion Salon Spa	3,551 SF	<b>AVAILABLE</b>	<b>1,585 SF</b>
<b>AVAILABLE</b> (currently occupied)	<b>5,000 SF</b>	<b>AVAILABLE</b> (w/ 60 day notice)	<b>2,165 SF</b>
BOA	563 SF	Super Star Sushi	2,195 SF
Jimmy Johns	1,582 SF	Pier 1 Imports	9,974 SF
		Olive Garden	9,100 SF