

# FOR LEASE

## BURNHILL SHOPPERS CORNER

14101-14121 Irving Avenue South | Burnsville, MN | 55337



Retail Store Front For Lease

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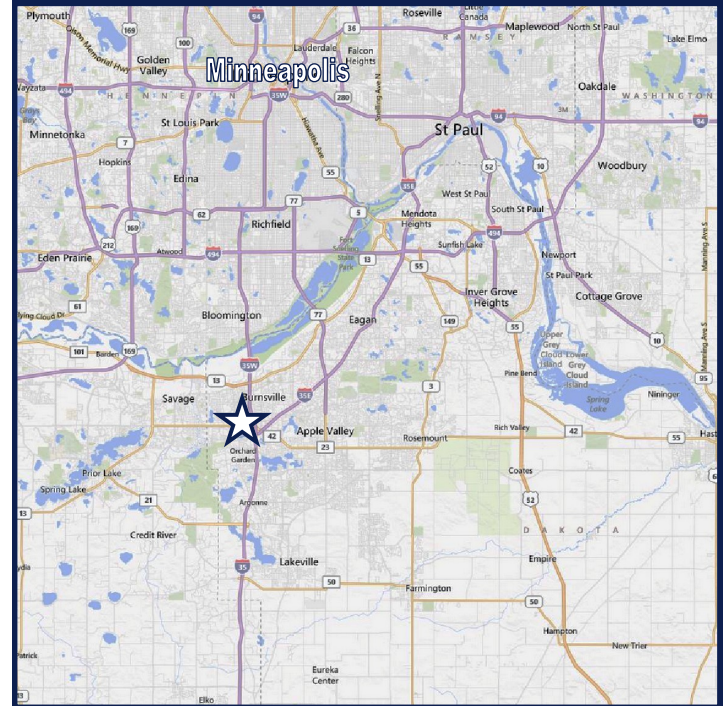
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	14101 South Irving Avenue
<b>CITY, STATE</b>	Burnsville, MN
<b>BUILDING SIZE</b>	32,000
<b>YEAR BUILT/REMODELED</b>	1987/2007
<b>LOT SIZE</b>	3.27 Acres
<b>SPACE AVAILABLE</b>	13,858 SF Former Restaurant
	2,543 SF } <b>Can be</b>
	2,581 SF } <b>combined</b>
<b>ASKING RENT</b>	\$14.00 PSF
<b>CAM 2019 EST.</b>	\$3.75 PSF
<b>RE TAXES 2019 EST.</b>	\$2.21 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$5.96 PSF
<b>PARKING</b>	200 Spaces



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	9,460	72,274	170,148
<b>DAYTIME POPULATION</b>	13,328	38,478	78,422
<b>MEDIAN HH INCOME</b>	\$64,204	\$74,062	\$81,166
<b>AVERAGE HH INCOME</b>	\$84,113	\$93,264	\$104,374
<b>MEDIAN AGE</b>	36	36.7	38.1

**COMMENTS**

- This excellent shopping center is surrounded by a plethora of national retail stores namely Target, Cub Foods, Costco & Walgreens. Burnhill Shoppers Corner is also seconds from Burnsville Center which is always bustling with activity. This center has been servicing the Burnsville community for decades, and with its new remodel, continues to provide excellent services to the community at large. The Burnhill Shoppers Corner offers plenty of parking and is easily accessible from County Road 42.

**CO-TENANTS**

- Salvation Army Family Store
- Salon Concepts
- Sea Food Market
- Tii Cup

**AREA TENANTS**

- Burnsville Regional Mall
- Costco
- Target
- Cub Foods

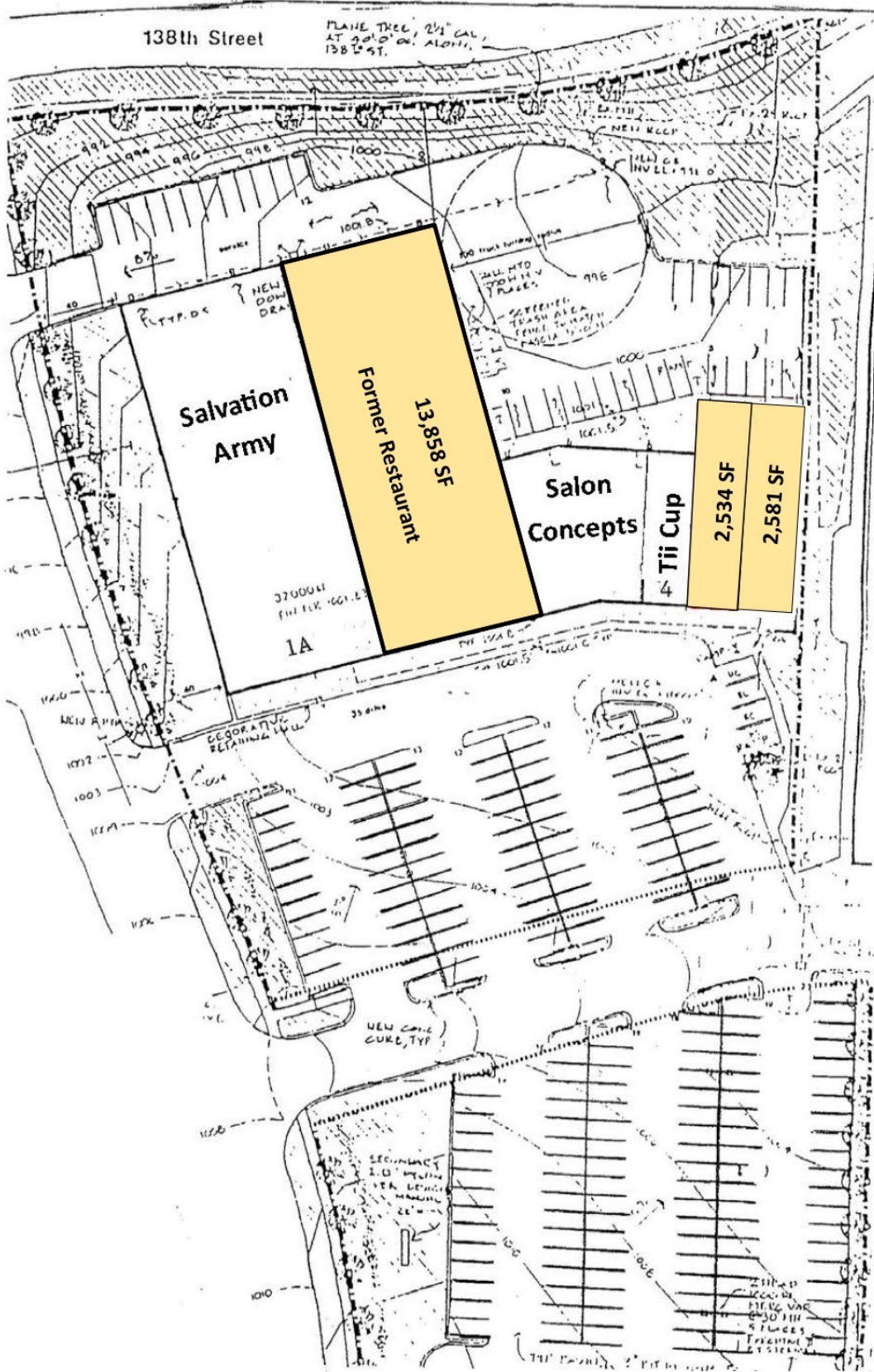
**TRAFFIC COUNTS**

<b>I-35W</b>	49,500 VPD
<b>CR-42</b>	45,000 VPD
<b>IRVING AVENUE S.</b>	4,200 VPD

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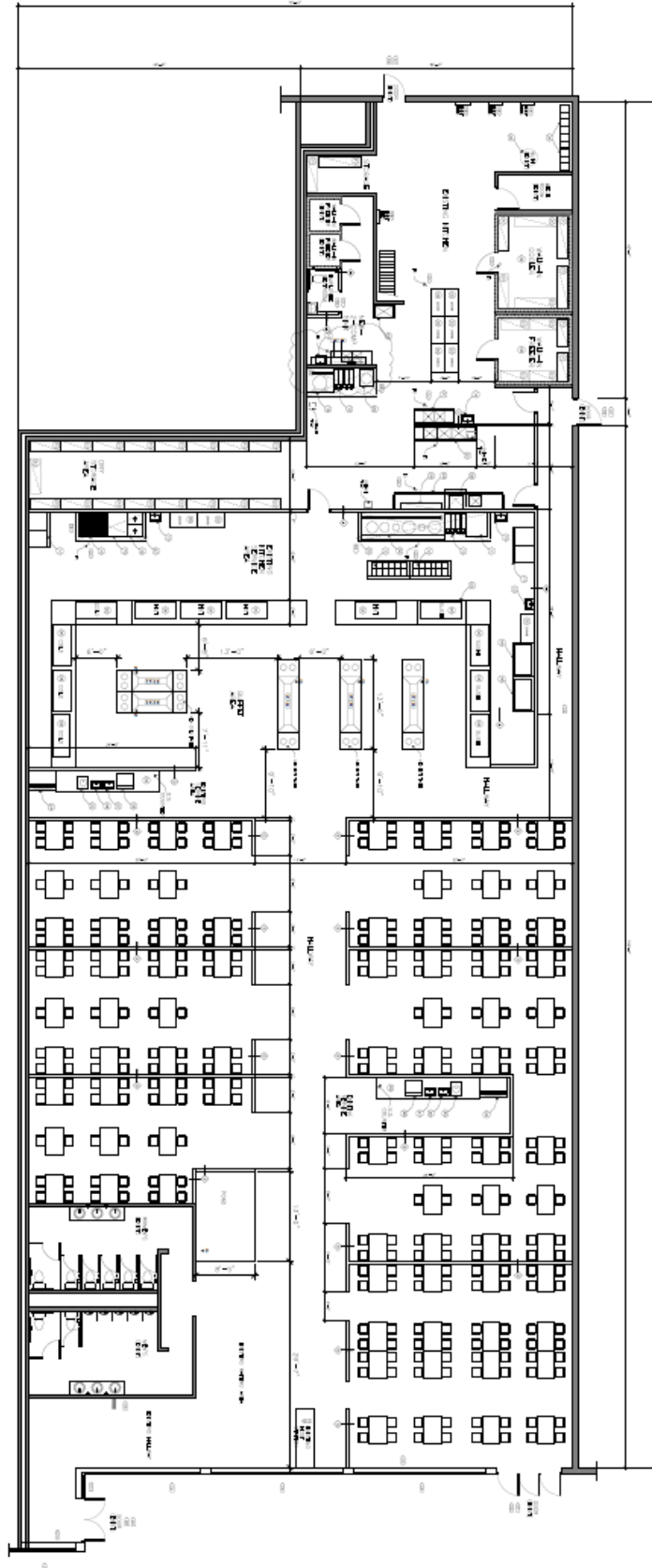


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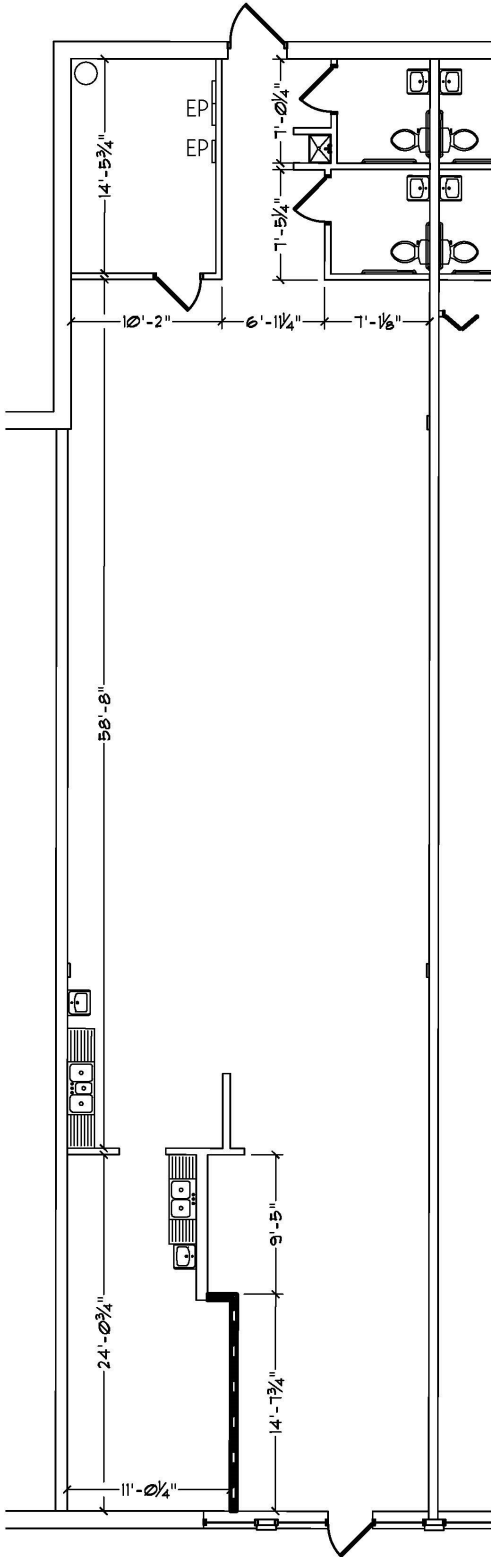


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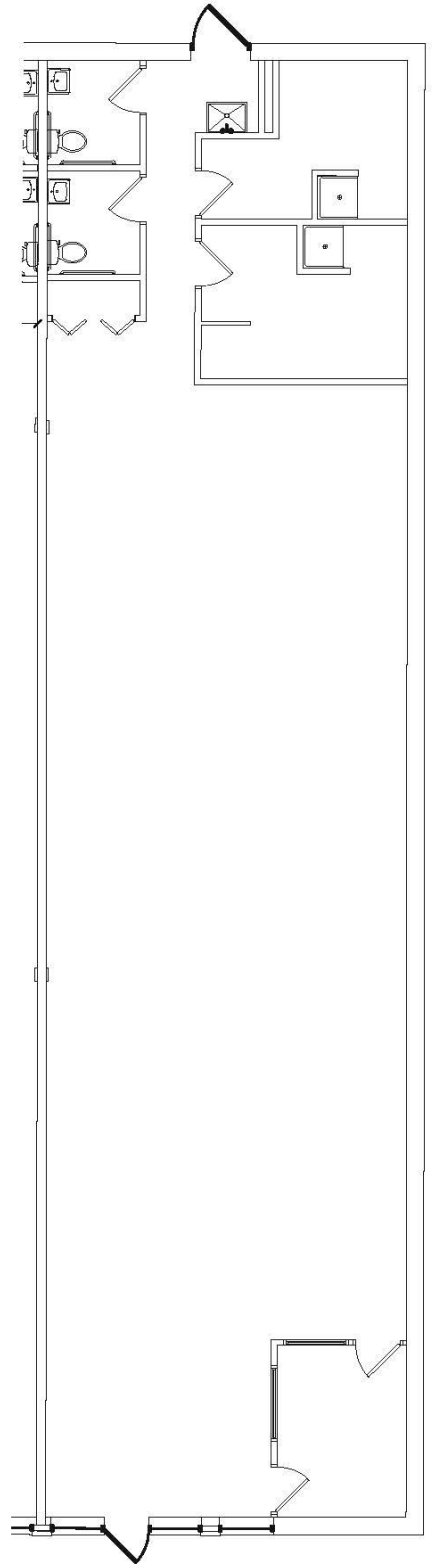
1 FLOOR PLAN



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**2,534 SF**



**2,581 SF**