



RIVER HILLS SHOPPING CENTER

2901-2925 Cliff Rd E | Burnsville, MN 55337

Turn-key Barber Shop Space For Lease With Easy Access Off Cliff Road!

Highlights and Features:

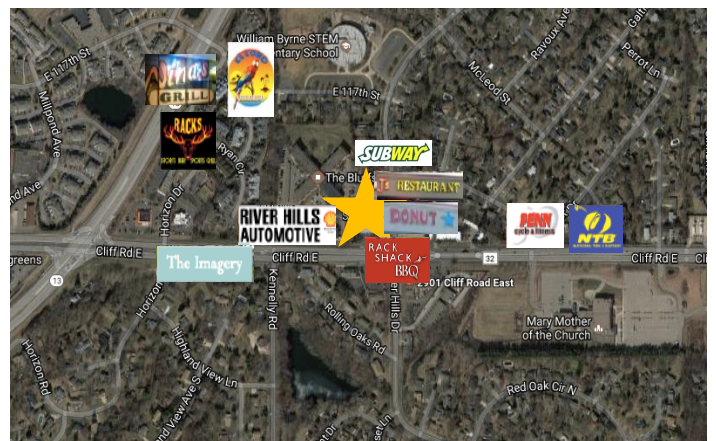
- New fascia
- Easy access to Hwy 77, Hwy 13 and nearby I-35
- Ample visibility from Cliff Road with pylon signage
- New parking lot with 86 parking spaces or 5/1000
- 1 restroom
- Front and rear door access
- Long term co-tenants: J's Restaurant, Rack Shack BBQ and Donut Star

Demographics and Traffic Counts:

- Average Household Income: 3 miles - \$73,766
- Population: 3 miles - 70,466
- Located on Cliff Rd, with 22,100 vpd and 5,350 vpd on River Hills Drive

Space Available:

- Suite 2917: 1,200 sf (turn-key barbershop space)
- 2022 CAM: \$4.70 psf and Tax: \$4.01 psf
- Lease Rate: Negotiable



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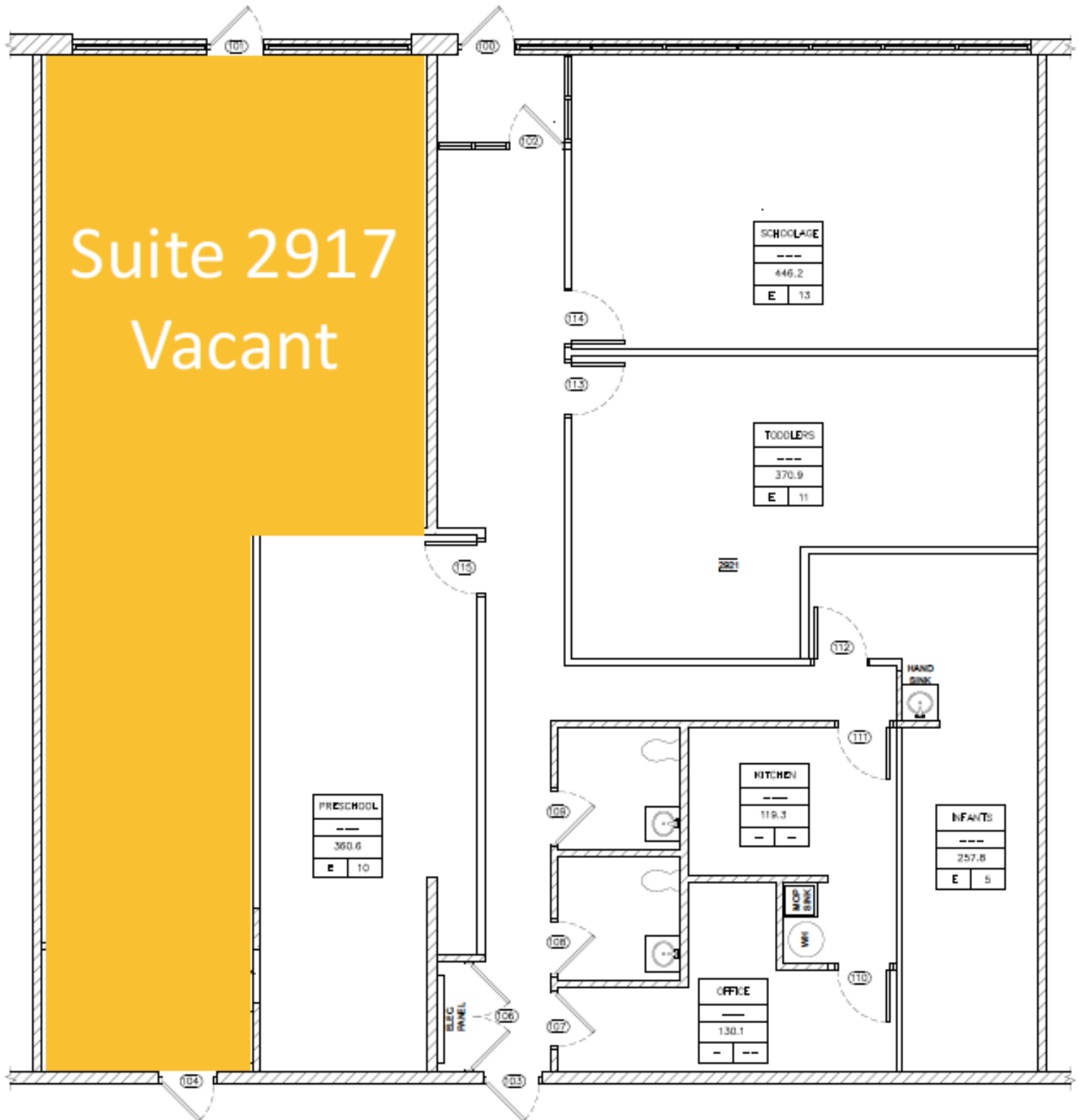
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Suite 2917 Floor Plan



1 FLOOR PLAN-PROPOSED

SCALE 1/4" = 1' - 0"

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