



For Lease

17665-17733 Kenwood Trail, Lakeville, MN 55044



Southfork Shopping Center

- Join Green Mill, CVS, Von Hanson's Meats, Jimmy Johns & more
- 27,000 cars/day on Highway 50/Kenwood Trail; Population 40,891 (3 mile)
- High traffic center with good visibility in a growing area
- Adjacent to Lakeville Area Public Schools
- Availability: 17701-17693 Kenwood Trail, Suite 9, 10, 11— 4,602 SF
up to 4,602 SF available Pylon signage
- Base rent negotiable NNN plus CAM (\$4.05/SF) & Tax (\$3.56/SF) = \$7.61/Square Foot

For more information, contact:
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View all properties Cerron Commercial Properties
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www.CERRON.com

Agent is part owner

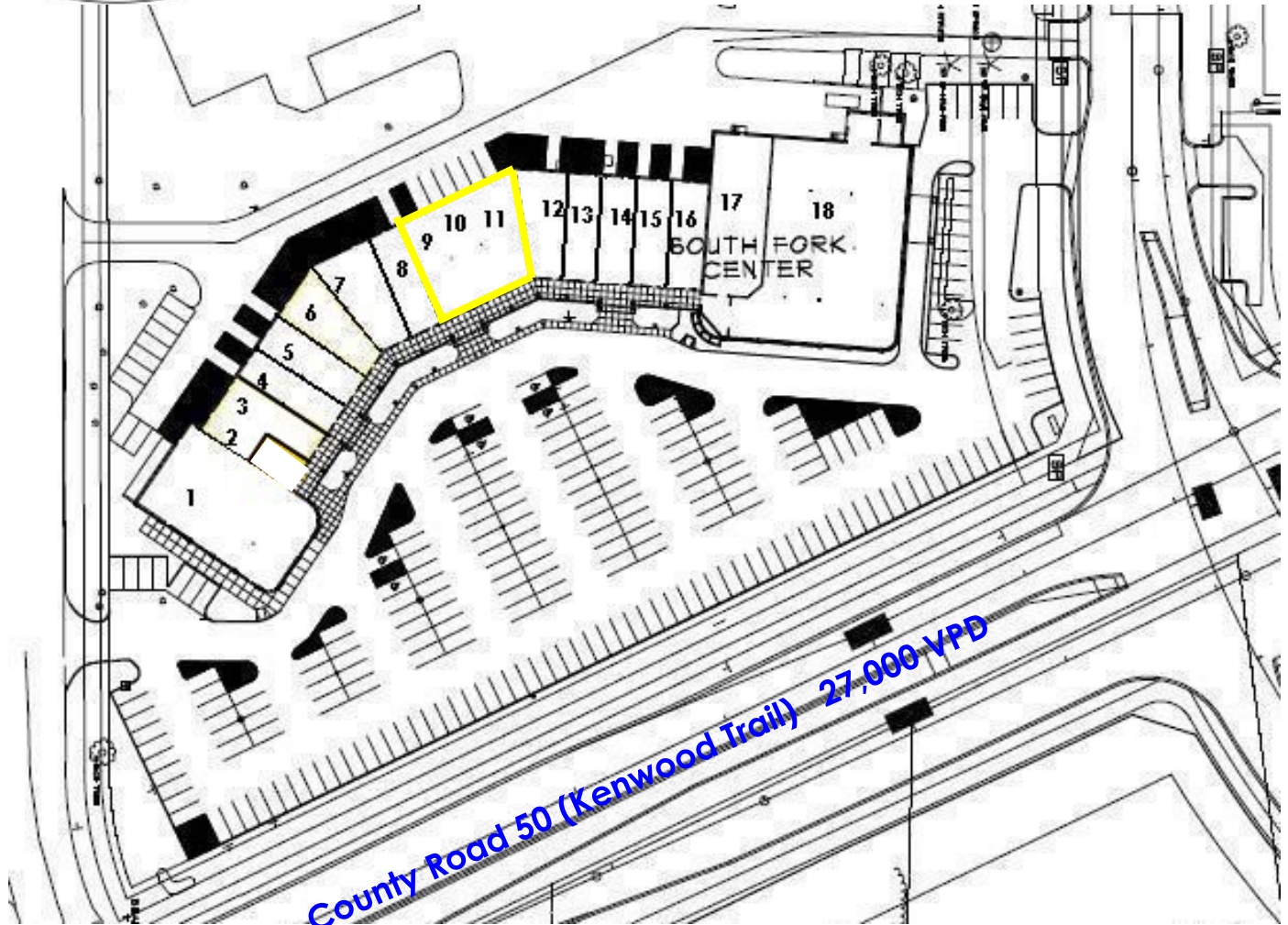
Creating Property Solutions for

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Revision Date: 2/27/2020



Site Plan



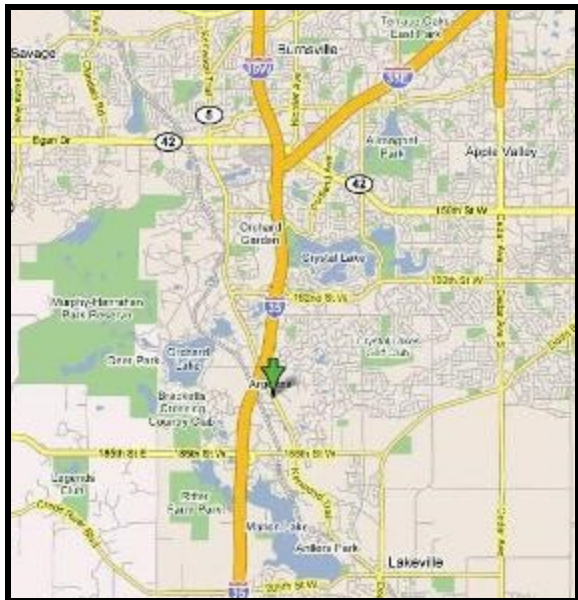
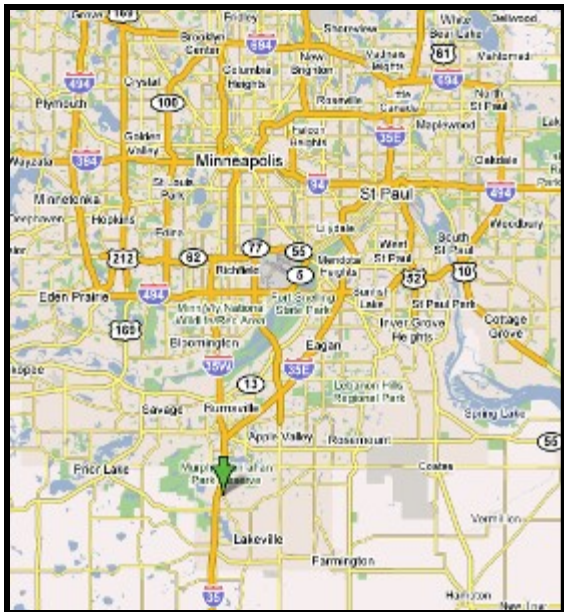
Southfork Shopping Center 7,876 SF Available

- Suite 1 Green Mill Restaurant
- Suite 2 Vape Genius
- Suite 3 HealthSource Chiropractic
- Suite 4 GNC
- Suite 5 Fanci Nails
- Suite 6 Revive IV
- Suite 7 Tak Shing Chinese
- Suite 8 Spaw 4 Paws
- Suite 9 Available (17701) 1,328 sf**
- Suite 10 Available (17697) 1,328 sf**
- Suite 11 Available (17693) 1,946 sf**
- Suite 12 The Beauty Box
- Suite 13 State Farm
- Suite 14 Jimmy Johns
- Suite 15 Papa Murphy's
- Suite 16 Rendezvous Hair Studio
- Suite 17 Von Hanson's Meats
- Suite 18 CVS Pharmacy



Tak Shing







Demographics/Traffic Counts

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,468	41,215	131,757
Median HH Income	\$118,896	\$108,676	\$91,849
Ave Household Income	\$152,175	\$134,797	\$113,821

Source: U.S. Census Bureau, 2010—Esri Forecast 2020

Traffic Counts

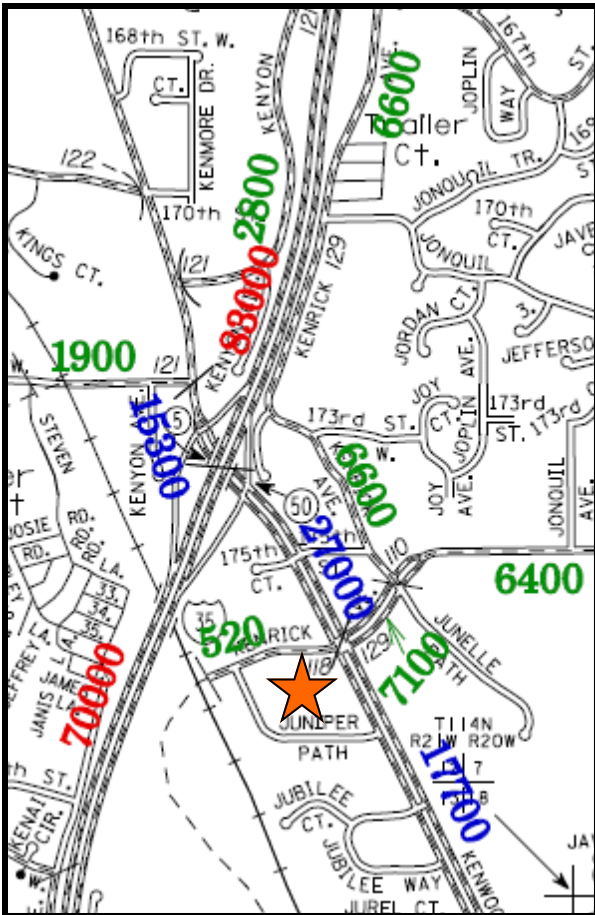
Interstate 35
CR 50 (Kenwood Trail)
176th Street

Vehicles Per Day

88,000 Vehicles Per Day
27,000 VPD
7,100 VPD

Operating Expenses 2020

Common Area Maintenance:
\$4.05/SF
Taxes: \$3.56/SF
Total: \$7.61/SF



Minnesota Department of Transportation

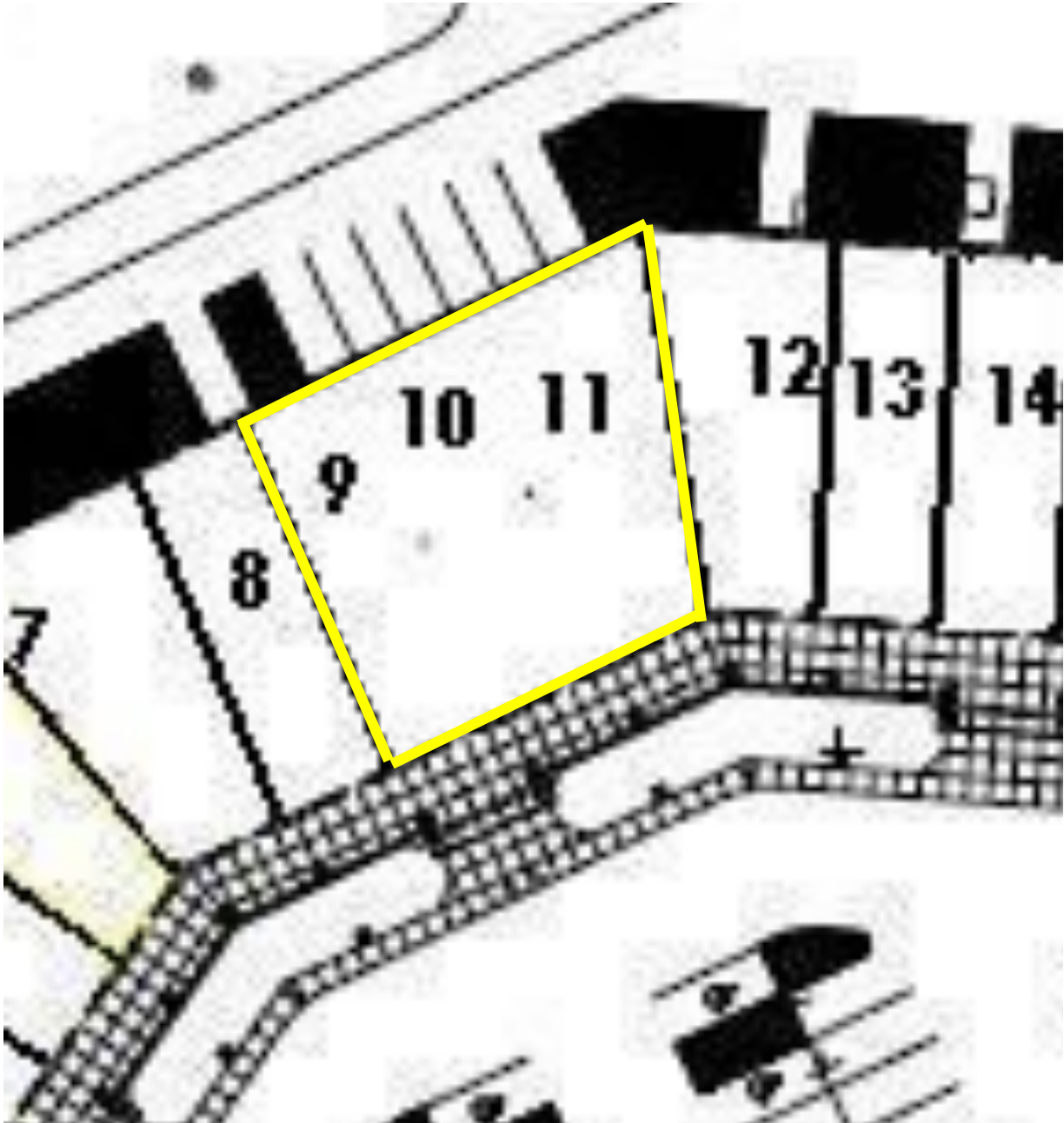


Pylon Signage

Near 750 stall bus transit Station. Cub Foods across the street. Next to Chipotle. Many long term tenants.



Suites 9-11

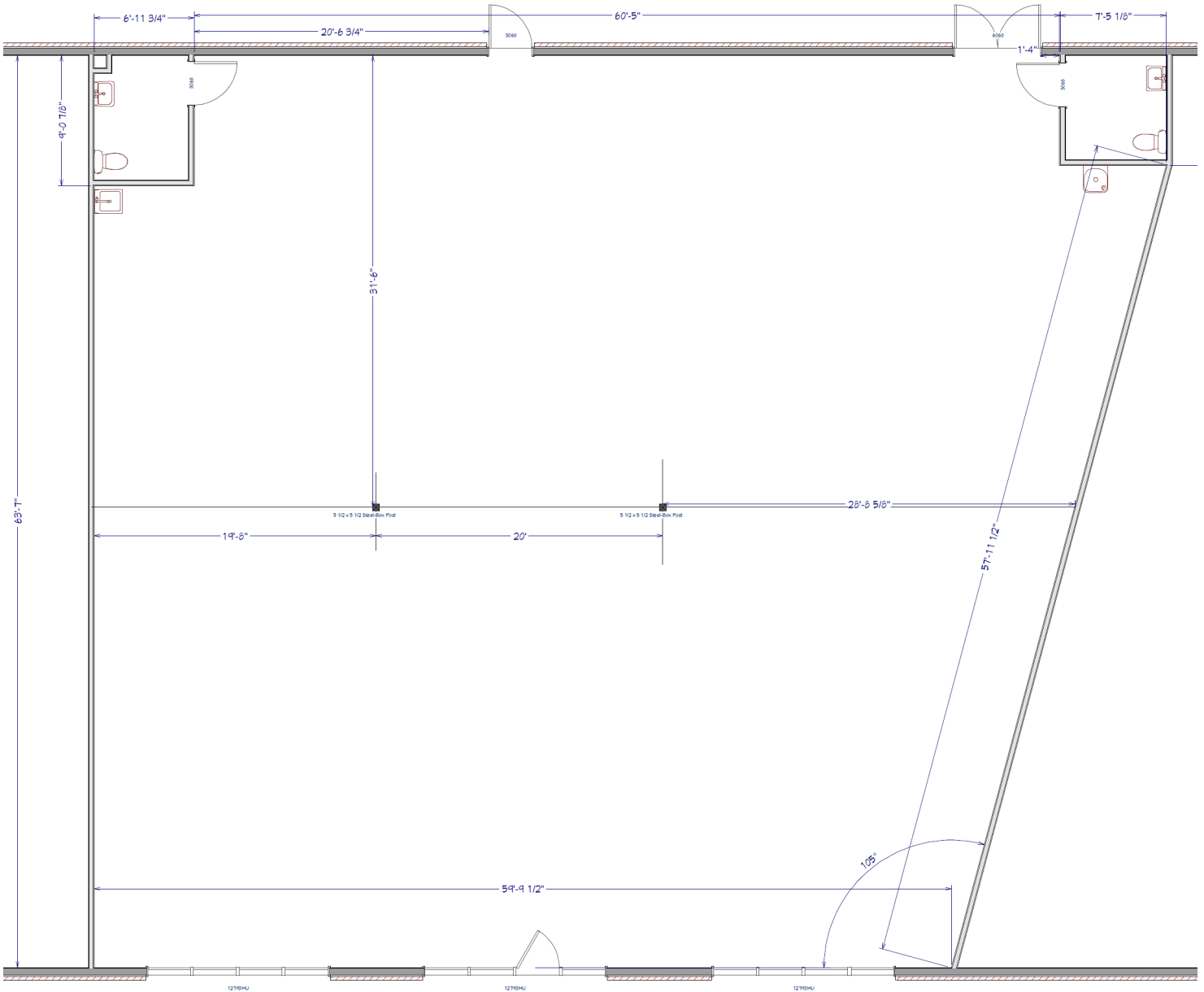


Suite 9	17701 Kenwood Trail	1,328 SF	} 4,602 SF
Suite 10	17697 Kenwood Trail	1,328 SF	
Suite 11	17693 Kenwood Trail	1,946 SF	

Pylon signage available for junior anchor space



Floor Plan 9/10/11



Suite	9	10	11	
Square Ft	1,328 SF	1,328 SF	1,946 SF	Total 4,602 SF
Address #	17701	17697	17689	
HVAC	3 ton	4 ton	5 ton	
			11' clear	16' to deck

400 amp electrical panel
 2 separate ADA Bathrooms
 Vanilla shell with dropped acoustical ceilings & fluorescent lighting
Utilities separately metered Communications: Frontier or Charter
 Electricity: Dakota Electric Natural Gas: Centerpoint Energy