

# NICOLLET PLAZA

Highway 13 & Nicollet Avenue | Burnsville, MN 55337



## NICOLLET PLAZA

Nicollet Plaza is an upscale, mixed-use development located within Burnsville's "Heart of the City". The 2-story office/professional building is anchored by SharePoint Federal Credit Union and offers street level retail with second level office suites. The office/retail development was constructed in 2005 and is easily accessible. For more information or to schedule a property tour please contact us directly.

### DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	8,737	66,040	191,366
Daytime Population:	9,715	39,946	108,047
Households:	4,230	26,786	76,302
Average HH Income:	\$68,510	\$90,093	\$92,549



### AVAILABLE FOR LEASE

- 1,038.6 sf First Floor Space Available within the Office / Professional Building
- \$15.00 psf NNN Asking Rate
- Negotiable TI's
- Ideal Location for a Variety of Retail, Restaurant & Office/Service Related Businesses
- 407.3 sf Second Floor Space Available within the Office / Professional Building
- \$12.00 Net Asking Rate
- Negotiable TI's
- Ideal Location for a Variety of Office & Service Related Businesses

### CONTACT INFORMATION

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Office/Professional Bldg.  
First Floor Plan



Office/Professional Bldg.  
Second Floor Plan



