



SHAKOPEE RIVER CITY CENTRE

300 1st Ave E, Shakopee, MN
55379



OFFERING SUMMARY

Available SF: 1,883 - 2,539 SF

Lease Rate: \$22.00 - 25.00 SF/yr
(Gross)

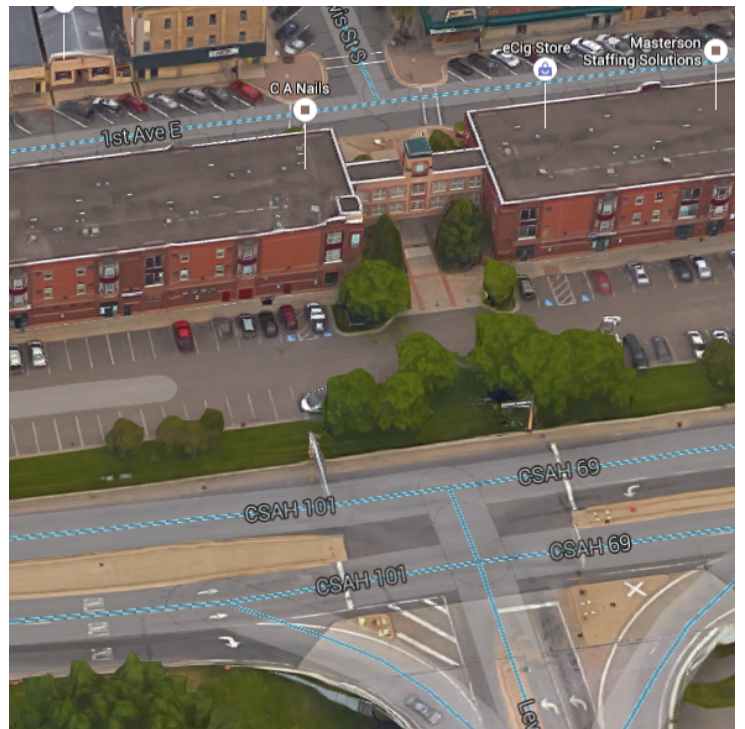
Building Size: 24,000 SF

PROPERTY OVERVIEW

Availability: 1721 - 1883 Sq. Ft.
Gross lease rate: \$22-25 psf
Description: Street level retail or office space

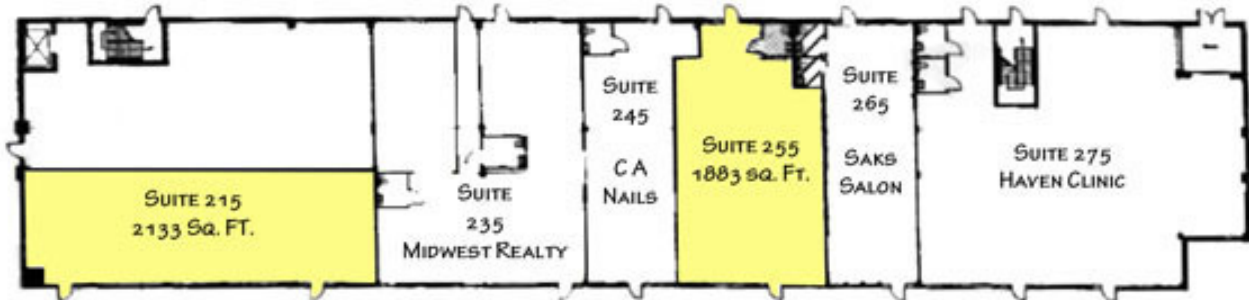
PROPERTY HIGHLIGHTS

- Downtown Shakopee building offers high visibility and easy access from 1st Avenue and Highway 101
- 100 parking stalls on site for tenants and their guests
- Home to: Hometown Bank, Saks Salon, Papa Johns, CA Nails, Canterbury Chiropractic, and Stacked Consignment.

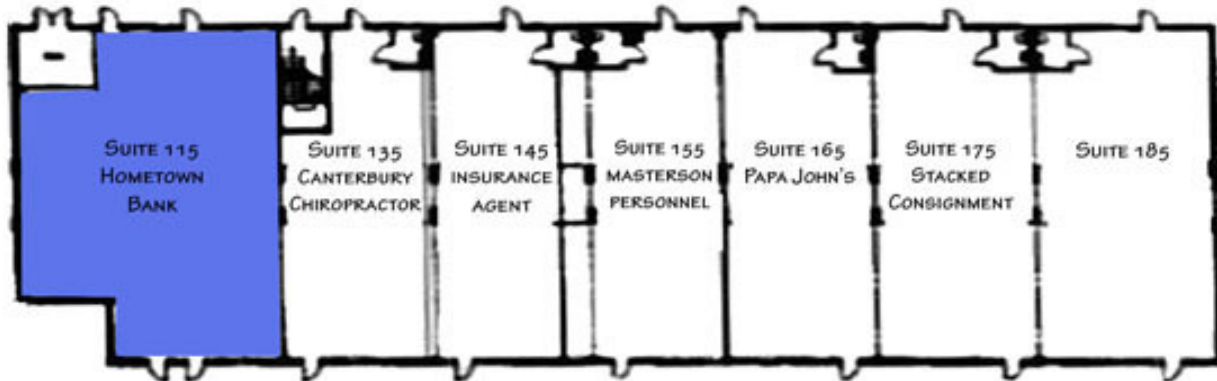


LEASE TYPE | Gross **TOTAL SPACE** | 1,883 - 2,539 SF **LEASE TERM** | Negotiable **CAM & TAX** | \$22.00 - \$25.00 SF/yr

EAST BUILDING



WEST BUILDING

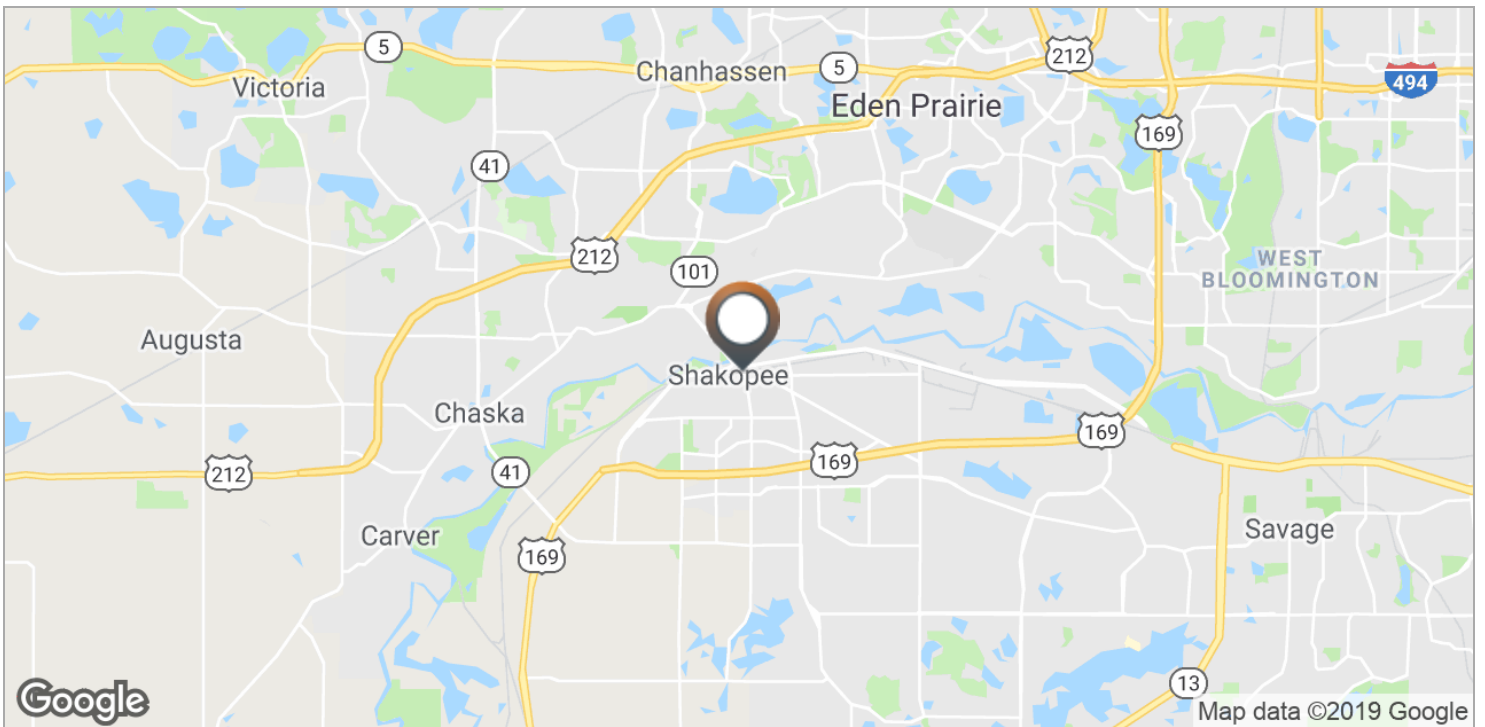
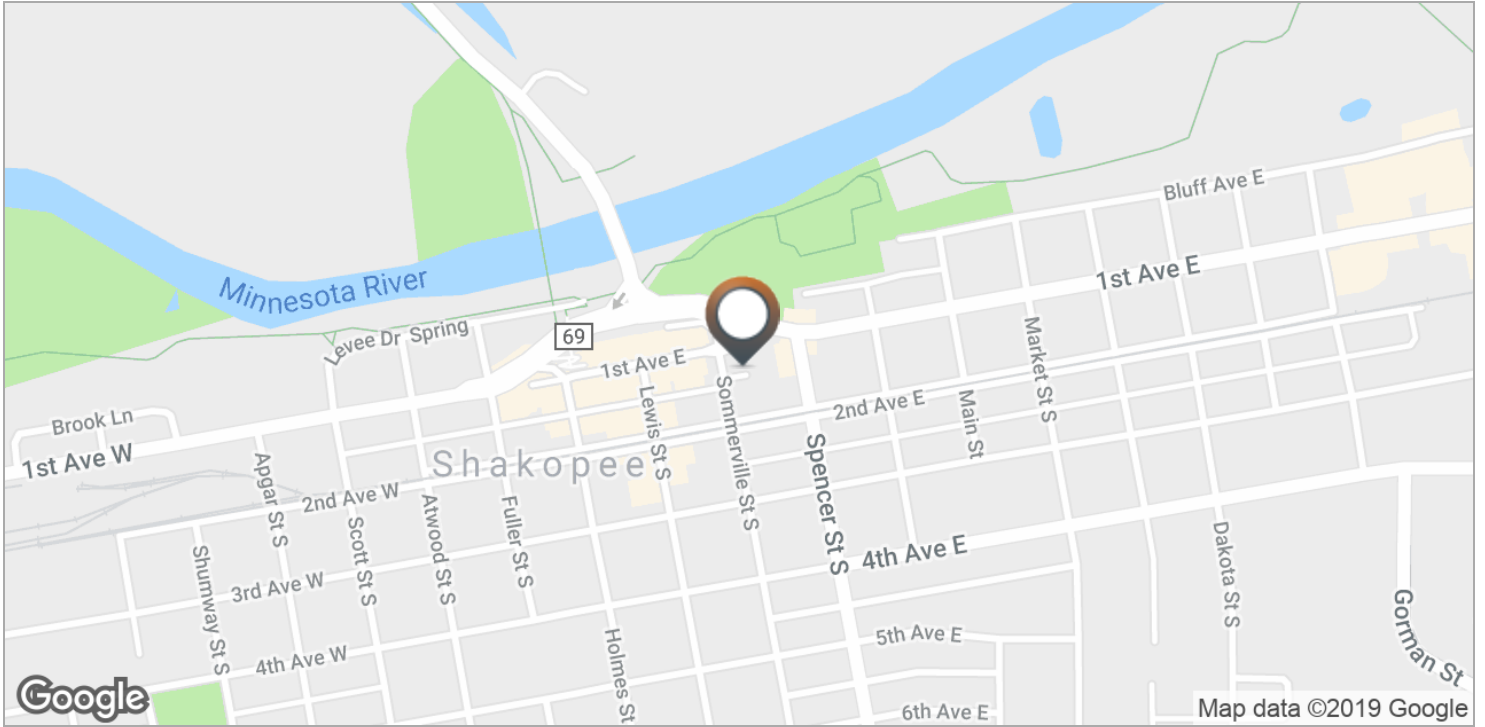


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 115	Available	2,539 SF	Gross	\$25.00 SF/yr
Suite 215	Available	2,133 SF	Gross	\$22.00 SF/yr
Suite 255	Available	1,883 SF	Gross	\$22.00 SF/yr

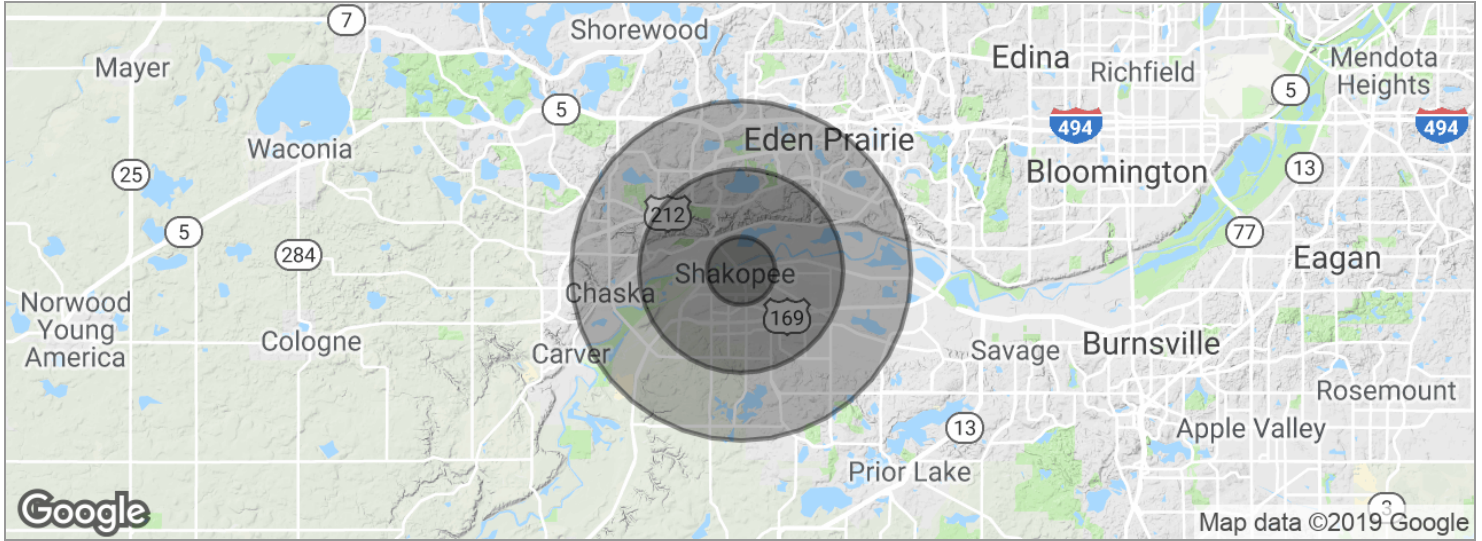
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Location Maps







POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,046	31,714	80,842
Median age	34.9	35.2	35.2
Median age (Male)	34.9	34.9	34.7
Median age (Female)	35.1	35.6	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,995	11,240	28,509
# of persons per HH	2.7	2.8	2.8
Average HH income	\$63,571	\$101,983	\$113,521
Average house value	\$274,655	\$350,726	\$373,926

* Demographic data derived from 2010 US Census