

SOUTH LAKE VILLAGE

16731 Highway 13 S. Prior Lake, MN 55372



OFFICE AND RETAIL SPACE FOR LEASE

Size: 81,229 SF / 5.48 Acres
Year Built: 1975
SF Available: 1,008 - 2,016 SF
Lease Rates: \$12 - \$22 psf
RE Taxes: \$4.46 psf
CAM: \$4.04 psf

South Lake Village is an office and retail complex offering both storefront and interior opportunities. The property is anchored by Lunds & Byerly's with prime frontage along Highway 13 in Prior Lake's central business district. With abundant parking and several dining and entertainment options, South Lake Village has become a popular commercial destination in this affluent exurb of the Twin Cities.



Kevin Peck
Senior VP, Principal
Suntide Commercial Realty
2550 University Ave. W. #416s
St. Paul, MN 55114
612-834-2250
KevinPeck@Suntide.com



Andy Manthei
Senior Director of Brokerage Services
AMK Properties | KW Commercial
14665 Galaxie Ave. Suite 350
Apple Valley, MN 55124
651.262.1006
Andy.M@KWcommercial.com

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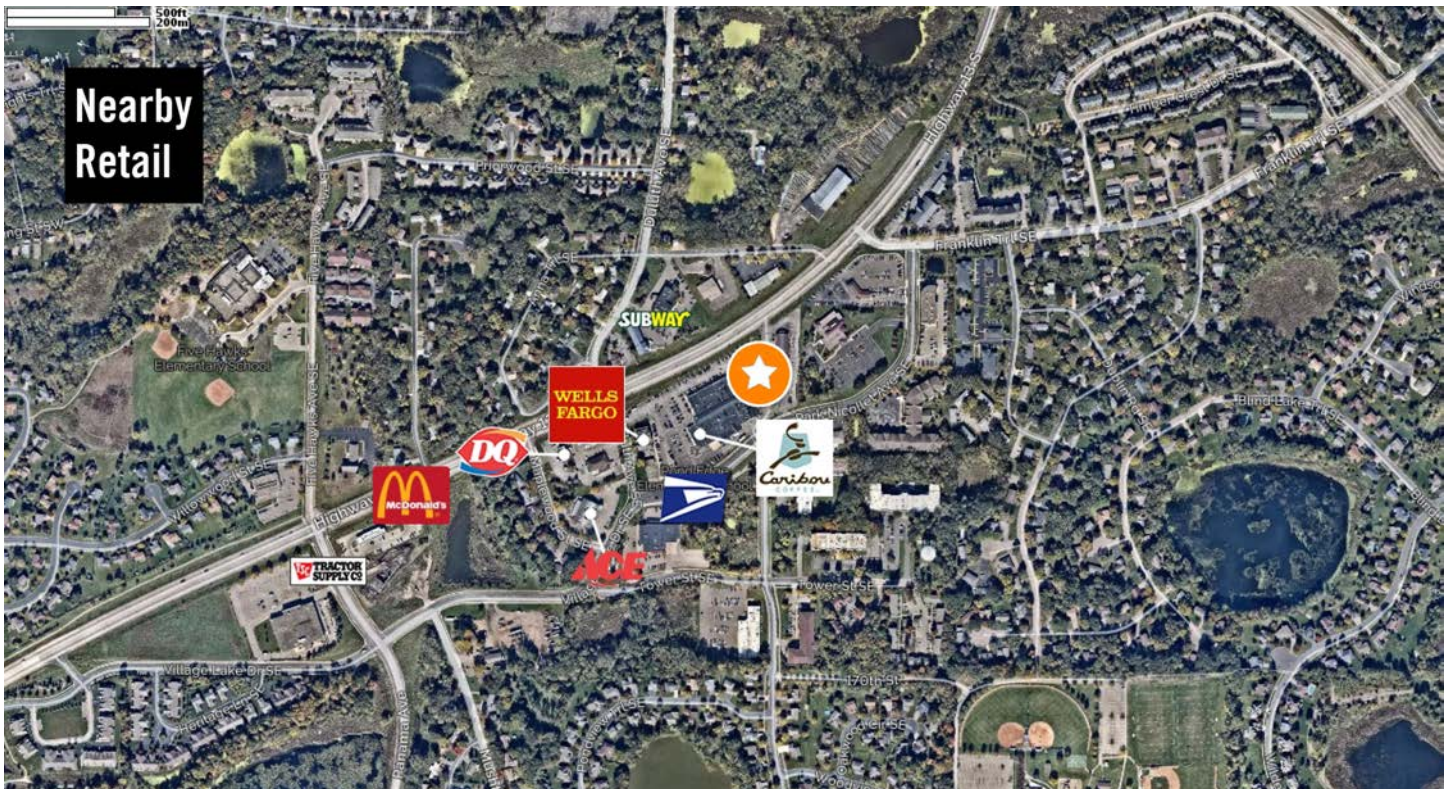
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TENANTS

The Pointe Grill & Bar is a popular lunch and dinner destination featuring live music. Other tenants include Lunds & Byerly's, T.J. Hooligan's Pub & Grub, Village Liquors, Fantastic Sam's, Snap Fitness and Michael's Cycles. Nearby businesses include Velishek Auto Sales, a U.S. post office and New Market Bank.

AERIAL



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,598	28,275	61,721
Total Households	2,268	10,299	21,319
Average HH Income	\$102,188	\$123,738	\$131,458
Daytime Population	1,950	16,544	30,259

Traffic Counts (MNDOT 2018) Highway 13 - 16,800 vpd

FLOOR PLAN



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INTERIOR RENDERING



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