

# FOR LEASE

# COLONIAL RIDGE

13706-13790 Nicollet Ave | Burnsville, MN | 55337



Retail and Office Space Available For Lease

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**UPLAND**  
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**PROPERTY INFORMATION**

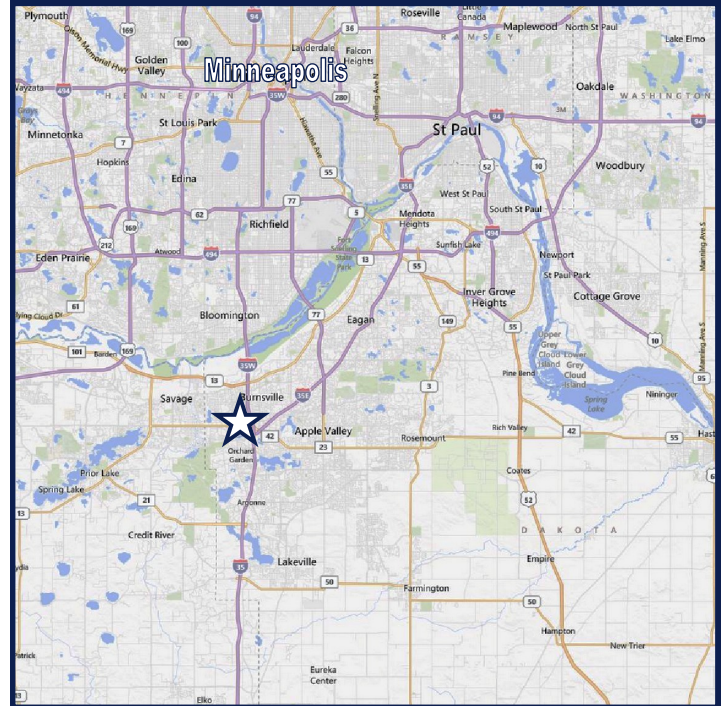
<b>ADDRESS</b>	13706-13790 Nicollet Ave
<b>CITY, STATE</b>	Burnsville, MN
<b>BUILDING SIZE</b>	36,000
<b>YEAR BUILT</b>	1963
<b>LOT SIZE</b>	1.98 Acres
<b>UPPER LEVEL RETAIL SPACE</b>	1,500 SF
	1,647 SF
<b>LOWER LEVEL OFFICE SPACE</b>	2,500 SF
<b>ASKING RENT</b>	\$12.00 PSF Net—Upper Level \$7.00 PSF Net—Lower Level
<b>CAM 2019 EST.</b>	\$4.75
<b>RE TAXES 2019 EST.</b>	\$1.87
<b>CAM &amp; TAX TOTAL EST.</b>	\$6.62
<b>PARKING</b>	130

**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	9,614	75,356	188,973
<b>DAYTIME POPULATION</b>	15,373	70,381	154,891
<b>MEDIAN HH INCOME</b>	\$60,863	\$75,413	\$81,736
<b>AVERAGE HH INCOME</b>	\$78,396	\$95,137	\$103,785
<b>MEDIAN AGE</b>	38.6	37.7	38.4

**COMMENTS**

- This neighborhood center has been servicing the Burnsville area for over half a century.
- Very high traffic counts and visibility from Nicollet Ave.
- Abundance of parking.
- Pylon signage
- Lower level office suites also available.



**CO-TENANTS**

- Domino's Pizza
- Burnsville Animal Clinic
- Discount Halal Market
- Farmers Insurance

**AREA TENANTS**

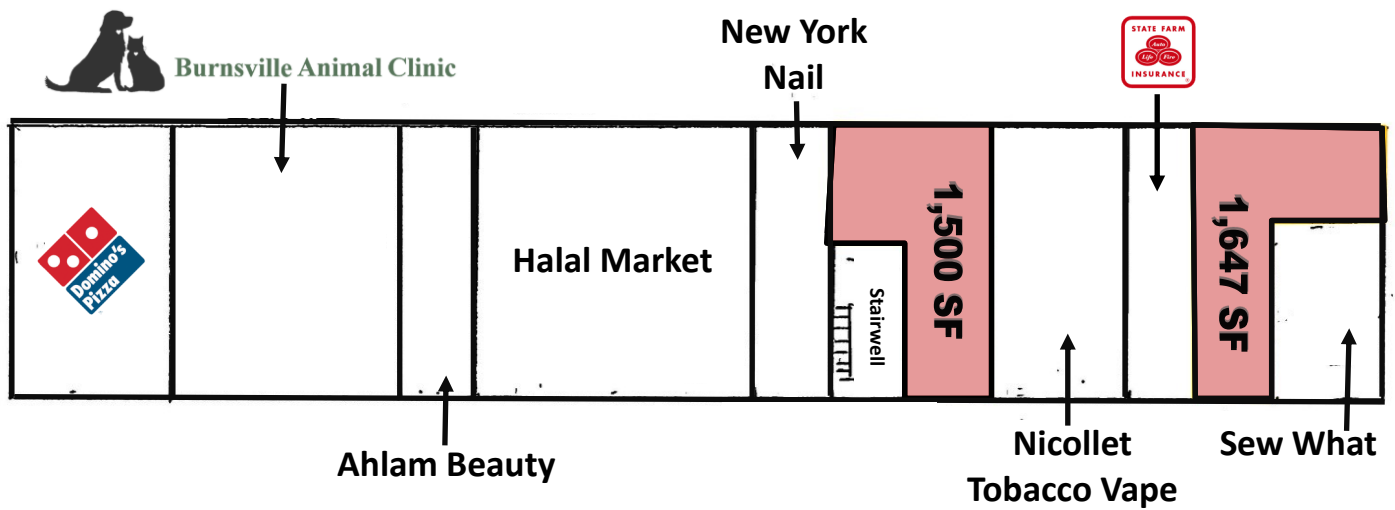
- Burnsville Regional Mall
- The Home Depot
- YMCA
- Aloha Monkey Tattoo

**TRAFFIC COUNTS**

<b>I-35W</b>	82,000 VPD
<b>I-35E</b>	55,000 VPD
<b>McANDREWS RD</b>	17,100 VPD
<b>NICOLLET AVE</b>	15,500 VPD

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Lower Level Office Suites Also Available