

# HERITAGE COMMONS

Lakeville, Minnesota



**MID-AMERICA**<sup>®</sup>  
Real Estate-Minnesota, LLC



**AVAILABLE FOR LEASE  
LAND FOR SALE, LEASE, BTS**



**RETAIL OPPORTUNITY**

# HERITAGE COMMONS



## address

20250 Heritage Dr  
Lakeville, MN 55044

## availability

1,200 - 4,200 SF  
1.05 - 3.49 Acres for  
Sale, Lease or BTS

## gla

60,941 SF

## 2021 retail rates

RENT	NEG.
CAM	\$4.65
INS	\$0.39
RE TAX	\$5.52
<hr/>	
TOTAL	\$10.56

## land pricing

- \$ 10-18 PSF  
(dependent on location & size)
- Zoning: Planned Unit Development

## features

- Cub Foods anchored shopping center located in densely populated, affluent market (3 Mile average income of \$140,094)
- Convenient neighborhood location
- Excellent access and visibility
- Strong mix of standard retail, medical, and restaurant tenants
- Pad site opportunities available

## traffic counts

- 15,100 VPD on Kenwood Trail
- 9,600 VPD on Dodd Blvd

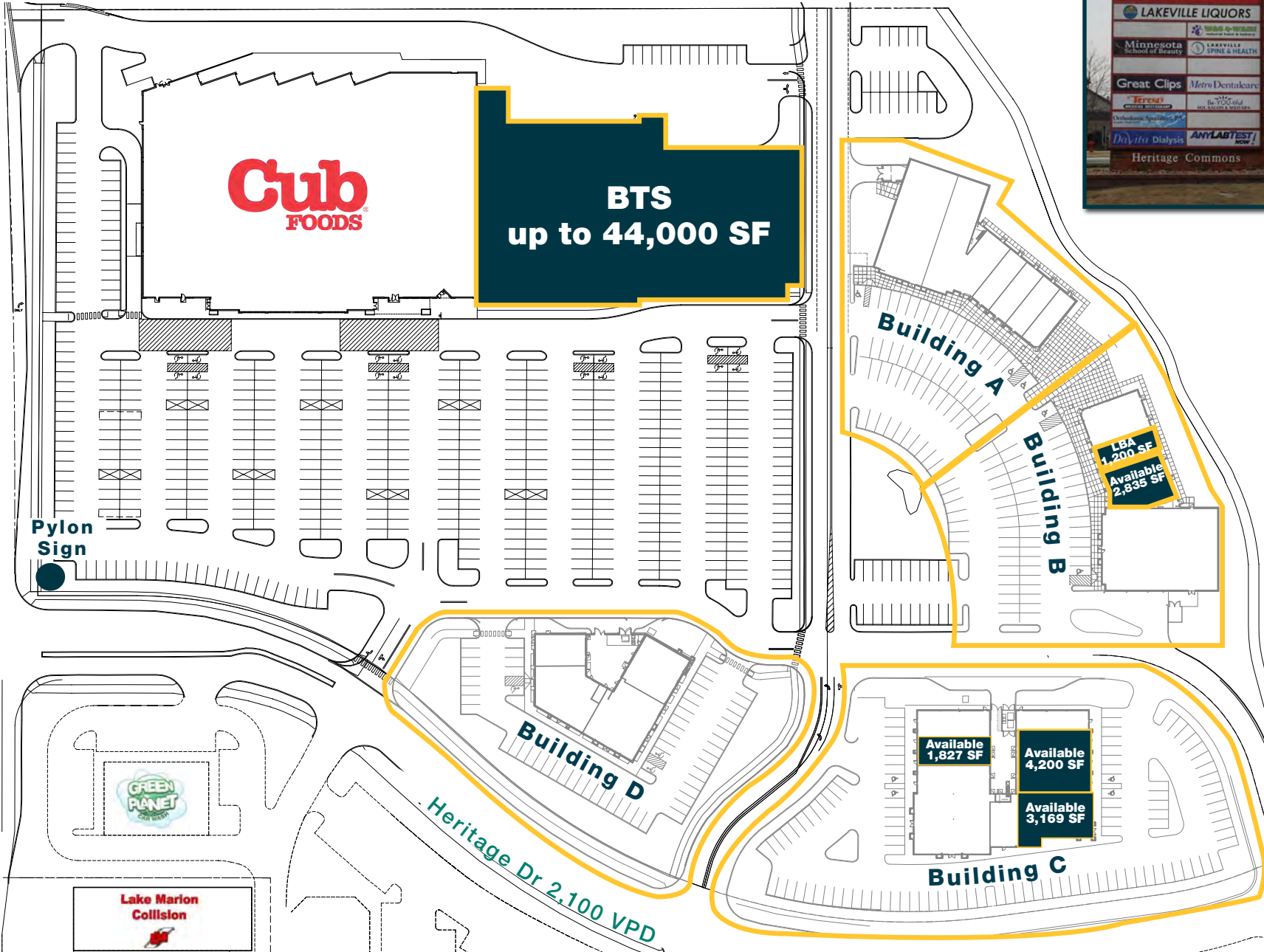
## demographics

	1 MILE	3 MILE	5 MILE
POPULATION	6,712	31,874	100,089
HOUSEHOLDS	2,423	10,837	33,971
AVG HOUSEHOLD INCOME	\$124,174	\$140,097	\$127,697
DAYTIME POPULATION	6,083	30,805	84,807

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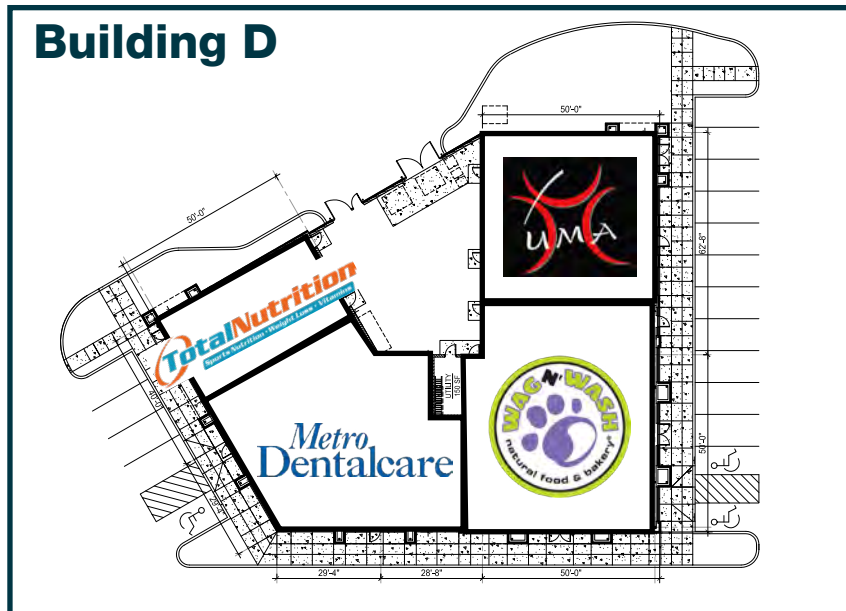
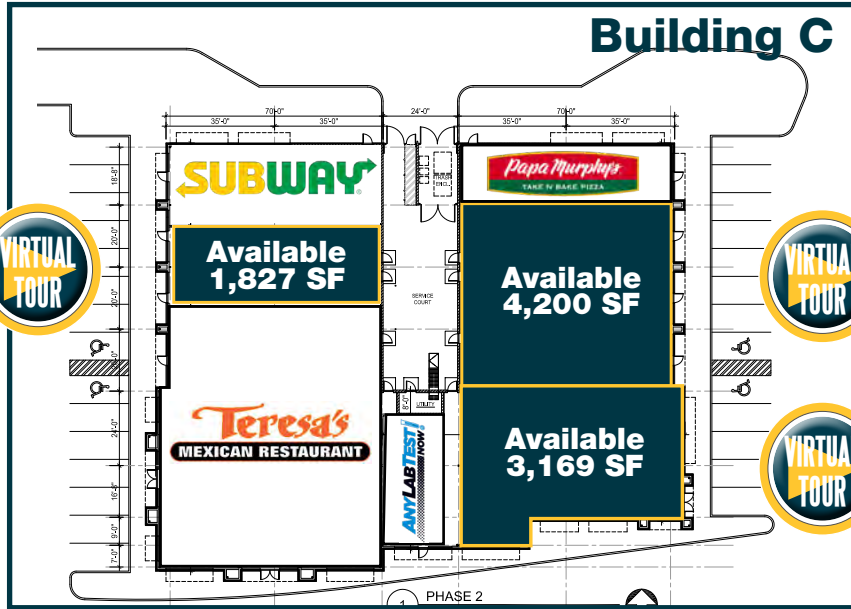
Dodd Blvd 9,600 VPD



SITE PLAN



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