

RETAIL FOR LEASE

SHAKOPEE RIVER CITY CENTRE

115-275 1st Avenue East, Shakopee, MN 55379



OFFERING SUMMARY

AVAILABLE SF:	Street Level Retail & Office/Medical
LEASE RATE:	\$17-21 SF/yr (MG)
CAM/TAXES:	\$5.86 PSF/Yr
LOT SIZE:	2.12 Acres
BUILDING SIZE:	27,821 SF
ZONING:	B-3 General Business D

PROPERTY OVERVIEW

In the heart of historic downtown Shakopee near Amazon Fulfillment Center, My Pillow headquarters, breweries, dining and many retail shops. Mixed-use with multifamily units above.

Shakopee is the county seat of Scott County, is southwest of downtown Minneapolis, is one of the fastest growing communities in Minnesota, and on the south bank of the Minnesota River. 2017 population estimate was 40,983 and the median family income was \$84,400. Shakopee is ranked #1 for Best Suburbs for Young Professionals in Scott County by Niche.

LOCATION OVERVIEW

Where Hwy 101 and Hwy 69 split in downtown Shakopee
Hwy 101 (1st Ave W) and Hwy 69 (1st Ave E)

PROPERTY HIGHLIGHTS

- Street Level Retail and Office/Medical
- Close to Amazon Fulfillment Center and My Pillow HQ
- Nice Mix of Tenants and Multifamily Apartment Homes Above
- Walking Distance to Breweries, Retail Shops, Dining, Parks and Rec
- Hwy 101: 21,400 VPD / 1st Avenue E: 19,000 VPD

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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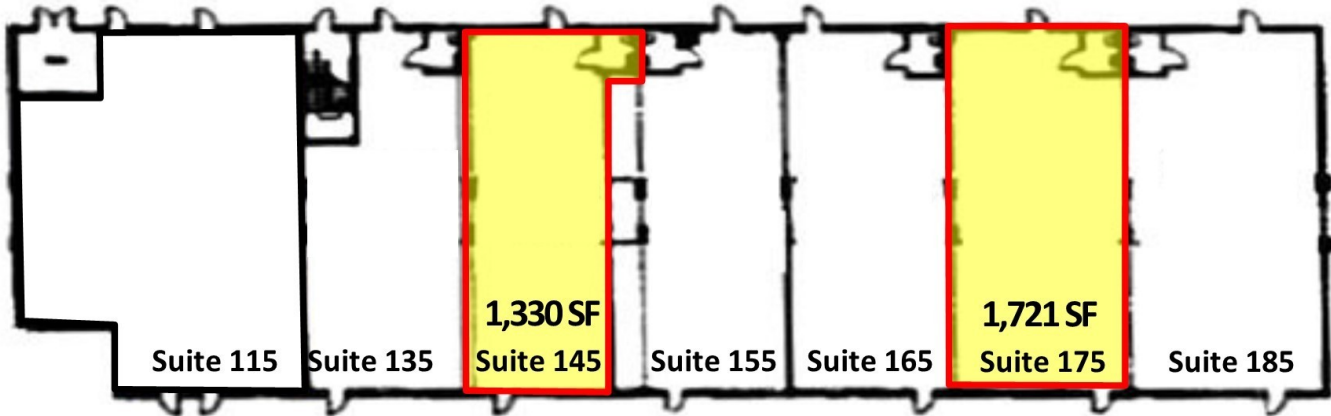
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115-275 1st Avenue East, Shakopee, MN 55379



West Building



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 145	Retail/Office/Medical	\$17.00 - 21.00 SF/yr	Modified Gross	1,330 SF	Negotiable
Suite 175	Retail/Office/Medical	\$17.00 - 21.00 SF/yr	Modified Gross	1,721 SF	Negotiable

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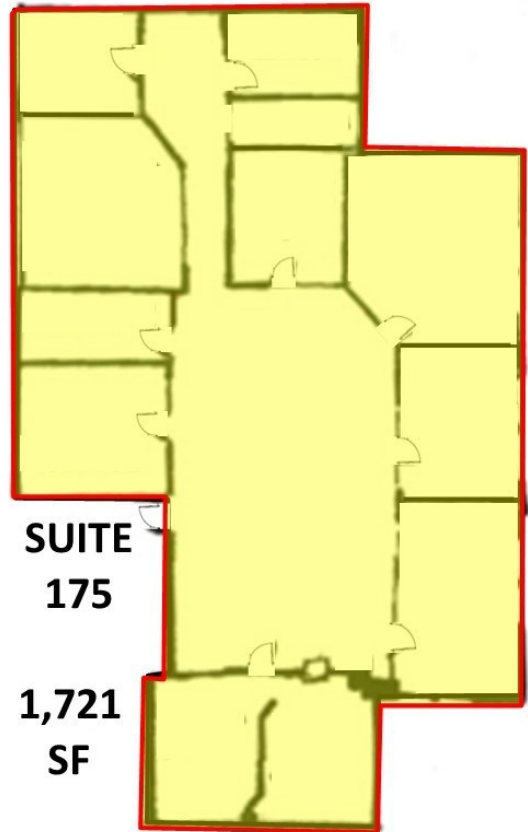
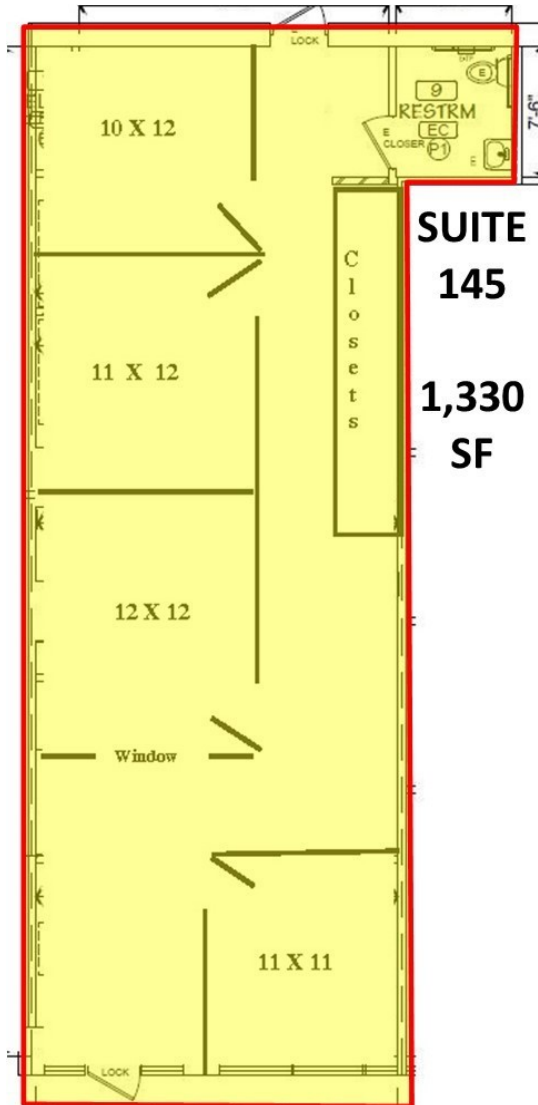
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RETAIL FOR LEASE

WEST BUILDING

Suite 145: 1,330 SF
Suite 175: 1,721 SF



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115-275 1st Avenue East, Shakopee, MN 55379



East Building



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 275	Retail/Office/Medical	\$17.00 - 21.00 SF/yr	Modified Gross	4,008 SF	Negotiable

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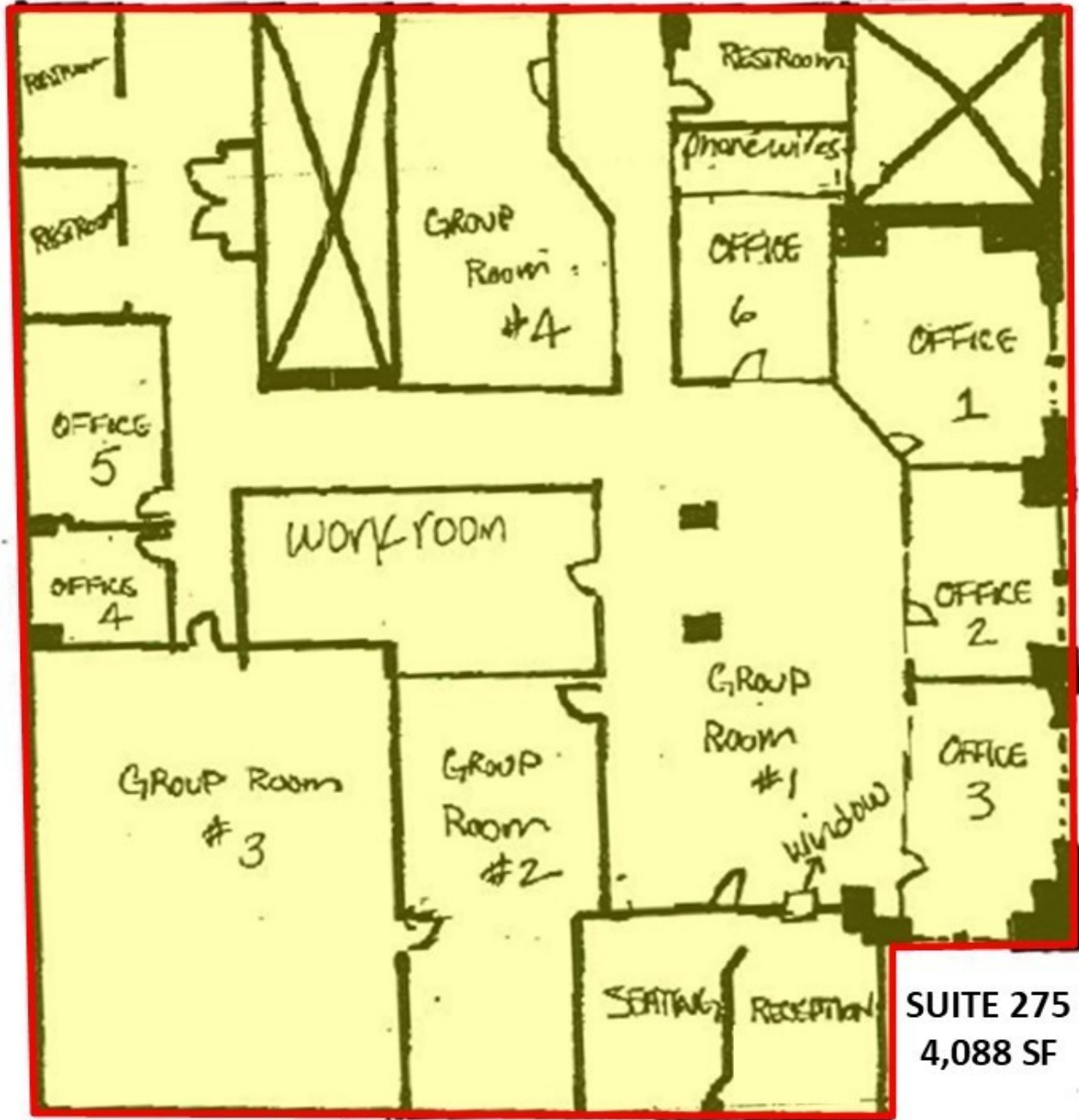
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RETAIL FOR LEASE

EAST BUILDING

Suite 275: 4,088 SF



**SUITE 275
4,088 SF**

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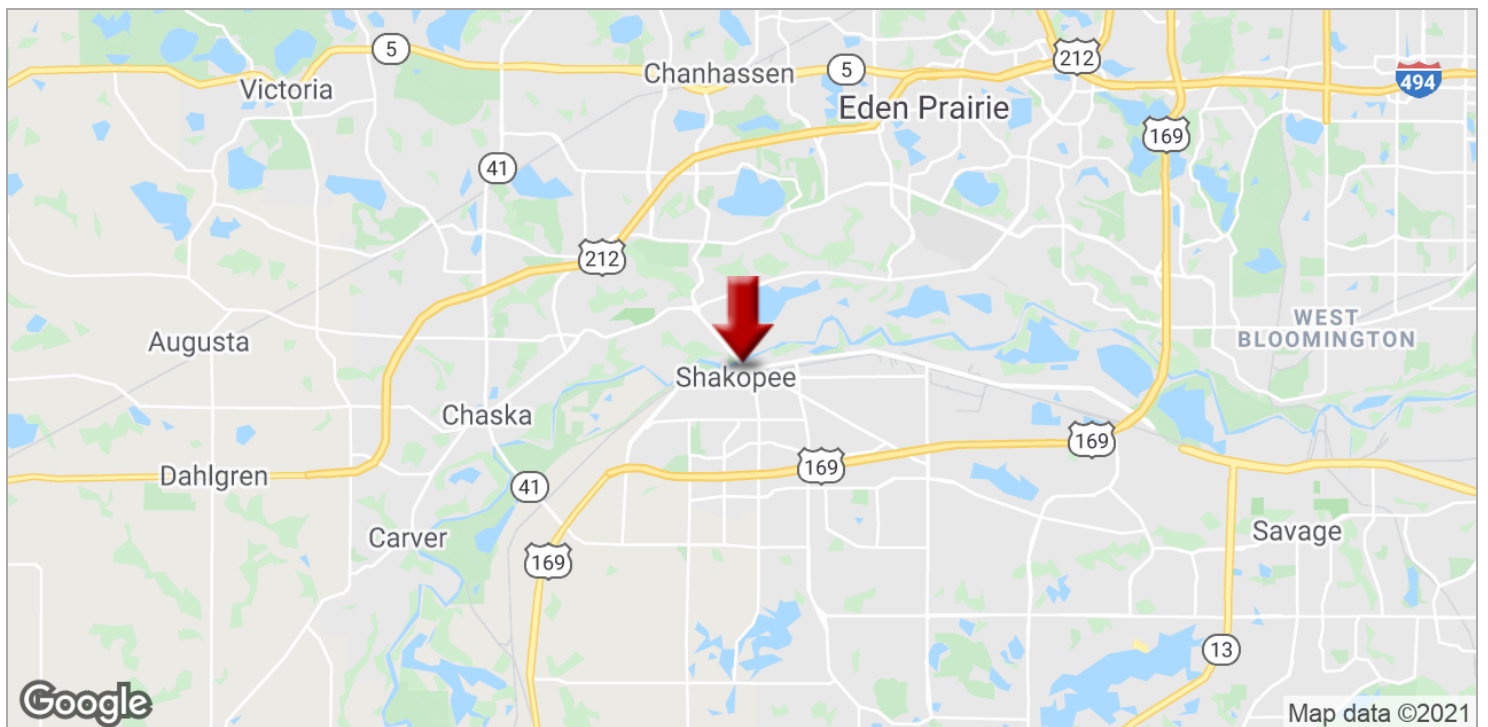
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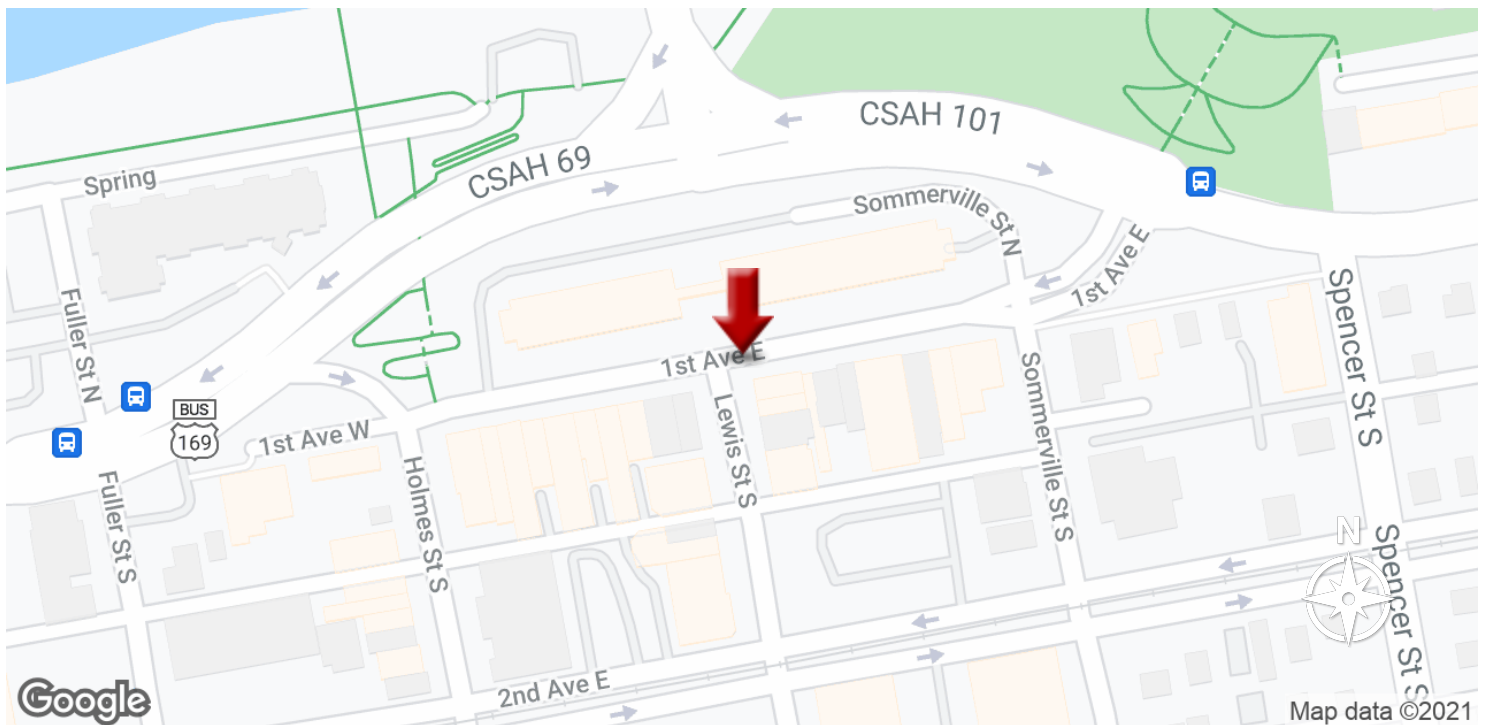
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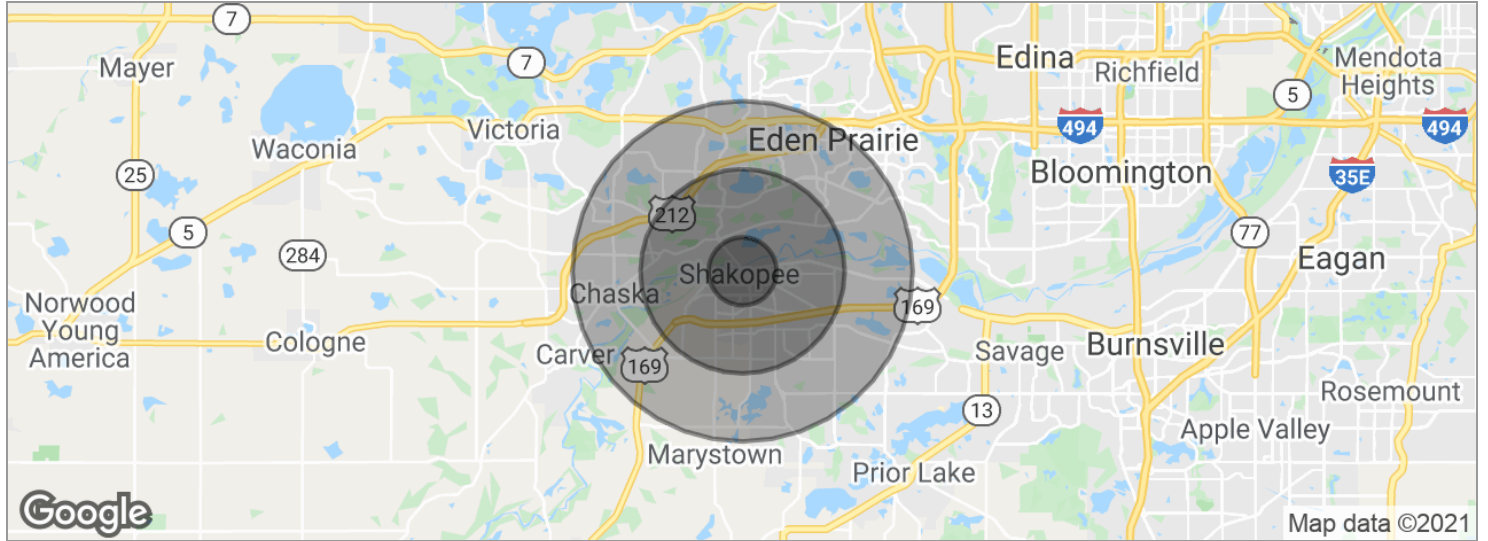
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,848	31,085	80,548
Median age	35.4	35.2	35.2
Median age (male)	35.3	34.9	34.7
Median age (Female)	35.8	35.6	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,933	11,039	28,418
# of persons per HH	2.7	2.8	2.8
Average HH income	\$63,900	\$101,182	\$112,933
Average house value	\$268,045	\$348,495	\$373,528

** Demographic data derived from 2010 US Census*

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