

RETAIL FOR LEASE

14350-2 BUCK HILL ROAD

Burnsville, MN 55337



OFFERING SUMMARY

AVAILABLE SF:	1,581 SF
LEASE RATE:	\$19.95 SF/yr (Net)
BUILDING SIZE:	6,000 SF
ZONING:	B-3

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Excellent opportunity for users looking for a freestanding building adjacent to Burnsville Shopping Mall and CMX Cinemas (15 screens). The property has abundant parking, building signage, and easy access from Buck Hill Road just south of County Road 42. The location offers a tenant excellent exposure to passing traffic. Surrounded by major local, regional, and national retailers.

PROPERTY HIGHLIGHTS

- High traffic counts and visibility
- CAM & RE Taxes 2021 \$10.52 psf
- Building signage
- End unit



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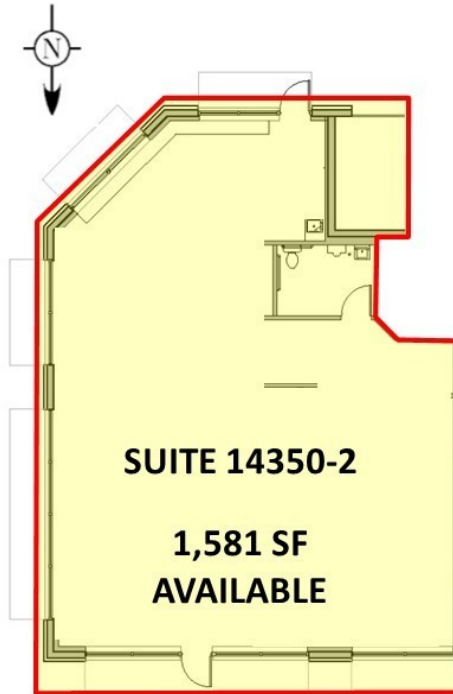
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
14350-2	Available	1,581 SF	Net	\$19.95 SF/yr	End Unit

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SALIENT INFORMATION

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BUILDING INFORMATION:

Building Size:	6,000 Sq. Ft.
Floors:	One
Zoning:	B-3 / Gen. Bus. Dist.
Year Built:	2005
Available Sq. Ft.	1,581
Lease Rate:	\$19.95/SF/Yr Net
2021 CAM/Tax:	\$10.52/SF/Yr

BUILDING FEATURES:

Cross Streets:	Buck Hill & Cnty Rd 42
Nearby Freeways:	I-35E, I-35W, Cnty Rd 5
Signage:	Building Signage
Parking:	6.05/1,000 SF Surface Lot
Accessibility:	Buck Hill Rd & Burnhaven
Co-Tenants in Park:	Hot Springs Spa, Blue Ox, Mattress Firm, Rocco Altobelli



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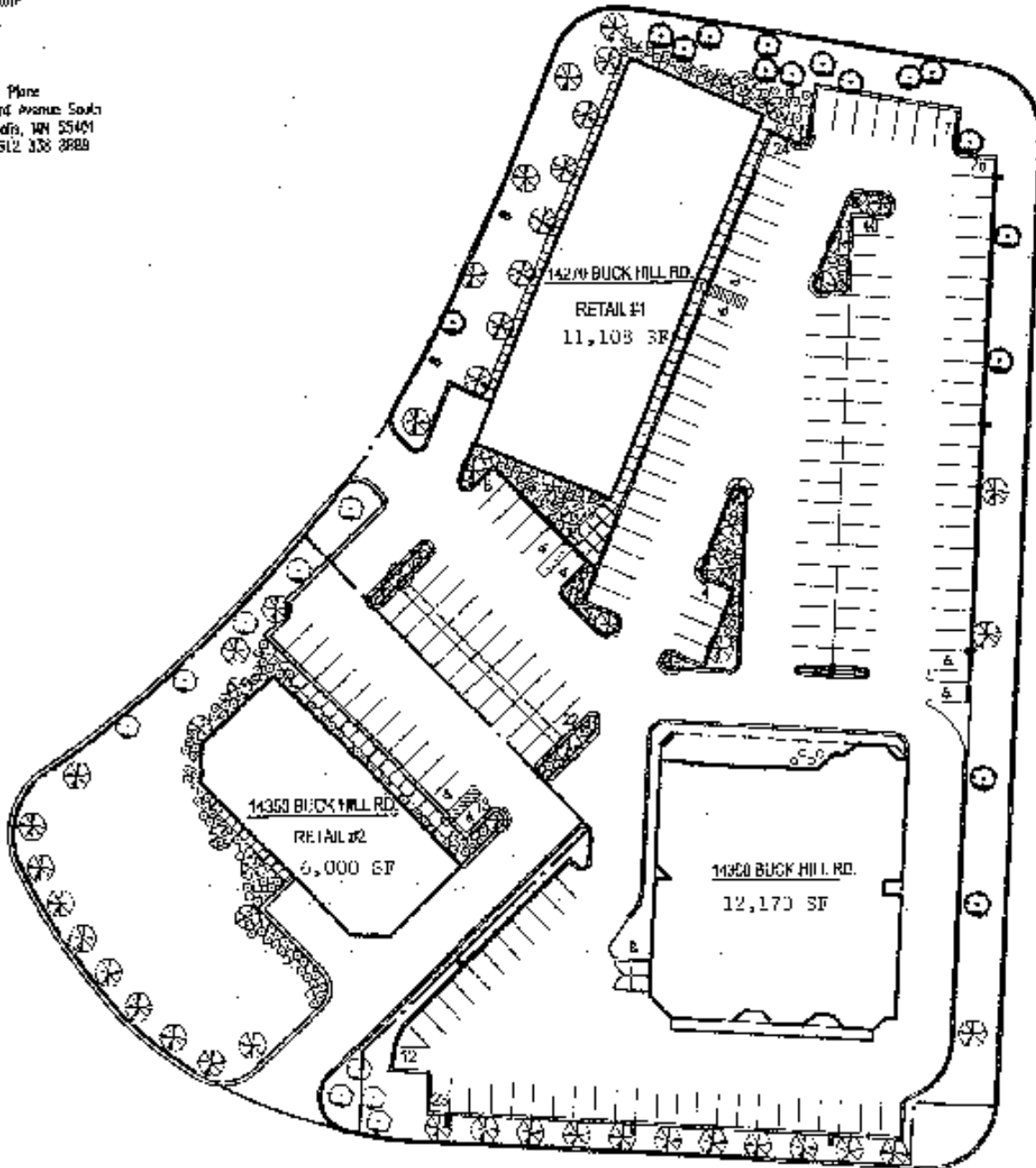
SITE PLAN

14350-2 Buck Hill Road, Burnsville, MN 55337



Architecture
Planning
Interiors

150 MN Place
111 Third Avenue South
Minneapolis, MN 55401
Phone 612.338.3889



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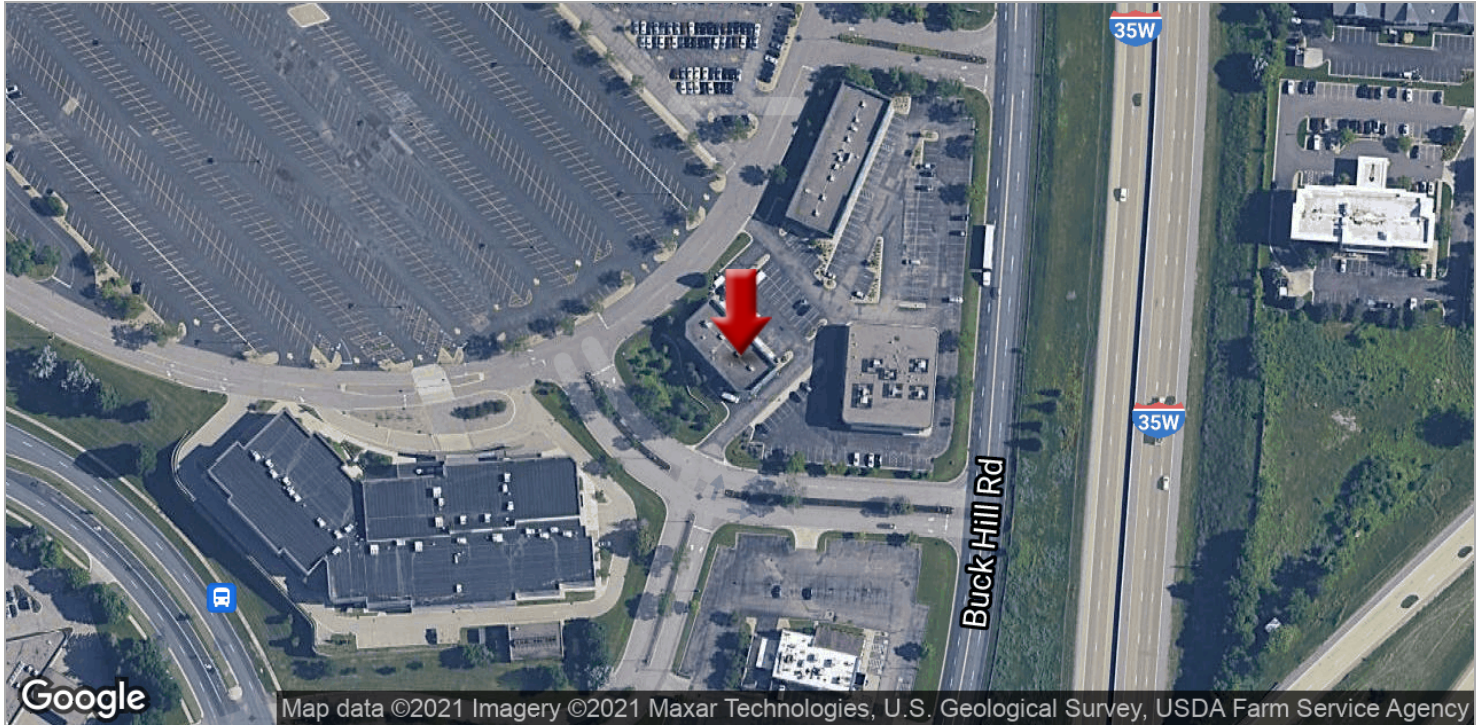
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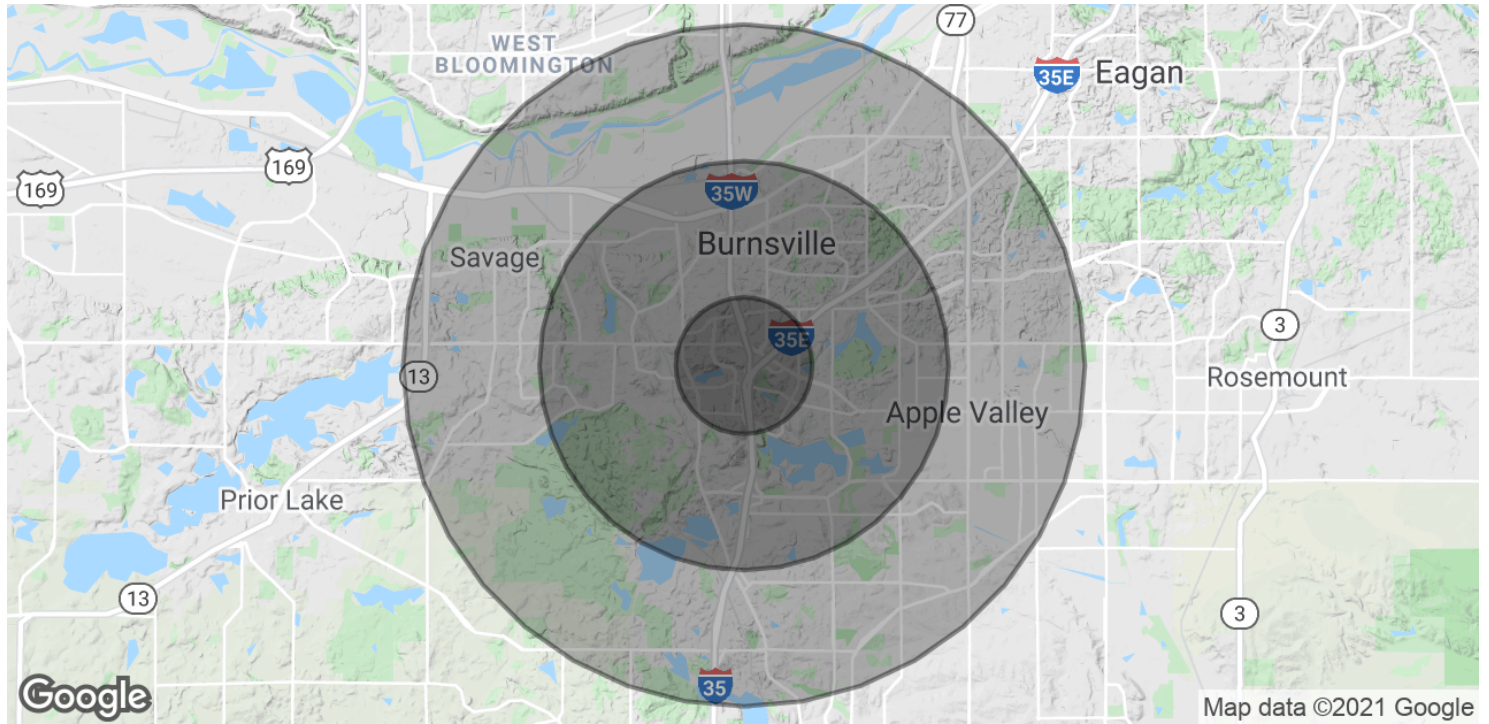
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,439	72,411	169,641
Average age	36.4	36.5	36.2
Average age (Male)	34.6	34.5	34.8
Average age (Female)	39.2	38.2	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,146	29,039	64,281
# of persons per HH	2.3	2.5	2.6
Average HH income	\$71,222	\$82,272	\$90,195
Average house value	\$261,975	\$260,983	\$283,771

* Demographic data derived from 2010 US Census

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