

RETAIL FOR LEASE

MCANDREWS SHOPPING CENTER

14001-14033 Grand Avenue, Burnsville, MN 55337



OFFERING SUMMARY

AVAILABLE SF:	2,314 - 7,396 SF
LEASE RATE:	\$8 - \$17 SF/yr (Net)
2020 TAX/CAM:	\$8.79 PSF/Yr
LOT SIZE:	3.06 Acres
BUILDING SIZE:	32,948 SF
ZONING:	B3 - General Business District, PUD

PROPERTY OVERVIEW

Great retail space available in Burnsville along I-35W on the northeast quadrant of County Road 42 and I-35W. Visible to over 47,000 vehicles per day along I-35W and convenient access from Grand Avenue which fronts I-35W. Benefits from significant consumer draw from its shadow anchored strong performing Home Depot.

PROPERTY HIGHLIGHTS

- The road frontage provides optimal exposure to I-35W traffic
- Up to 7,396 sq. ft. available
- Pylon signage
- Established retail center surrounded by leading regional and national retailers
- Easy access from Grand Avenue
- Located in the heart of Burnsville's shopping district



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

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SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	14001 - 14033 Grand Avenue
BUILDING SIZE:	32,948 Square Feet
LOT SIZE:	3.06 Acres
YEAR BUILT:	1987
AVAILABLE SPACE:	2,314 SF up to 7,396 SF Contiguous
LEASE RATE:	\$8.00 - \$17.00 /SF/Yr
CAM & R.E. TAX RATE:	\$8.79/SF per year (2020)

BUILDING FEATURES

CROSS STREETS:	Grand Avenue & Nicollet Boulevard West
NEARBY FREEWAYS:	I-35W, I-35E, County Road 42, Hwy 13 and Hwy 77/Cedar Avenue
FLOORS:	One Floor
SIGNAGE:	Building and Pylon signage
CURRENT SHARED TENANTS:	Avis/Budget, Twin City Jacuzzi, Game Stop, Liberty Oxygen Medical Equipment, Music Go Round, and Johnson Wellness and Fitness
ACCESSIBILITY:	Parking lot accessible from Grand Avenue
TRAFFIC COUNT:	Over 47,000 vpd on I-35W.
BUILDING AMENITIES:	Locally owned & managed
LOCATION AMENITIES:	Located next to Home Depot and close to all the major retail stores, restaurants and hotels

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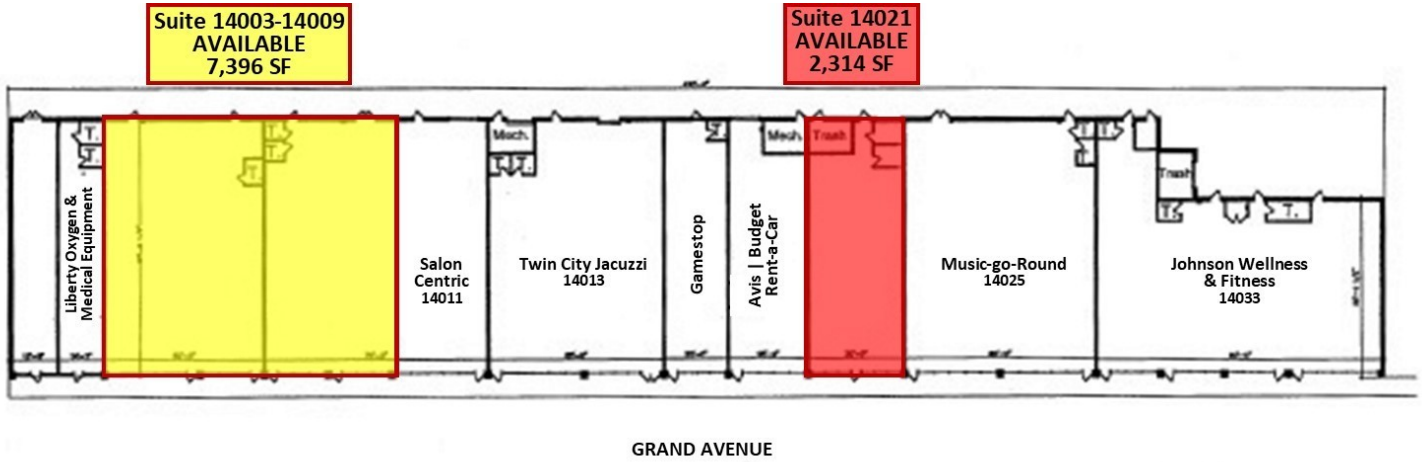
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
McAndrews Shopping Center - Suite 14003-14009	7,396 SF	Net	\$8.00 - \$17.00 SF/yr	Vacant
McAndrews Shopping Center - Suite 14021	2,314 SF	Net	\$8.00 - \$17.00 SF/yr	Vacant

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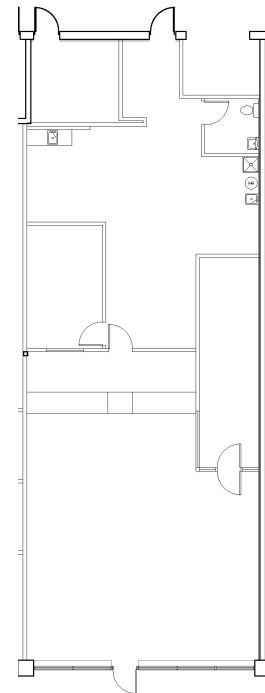
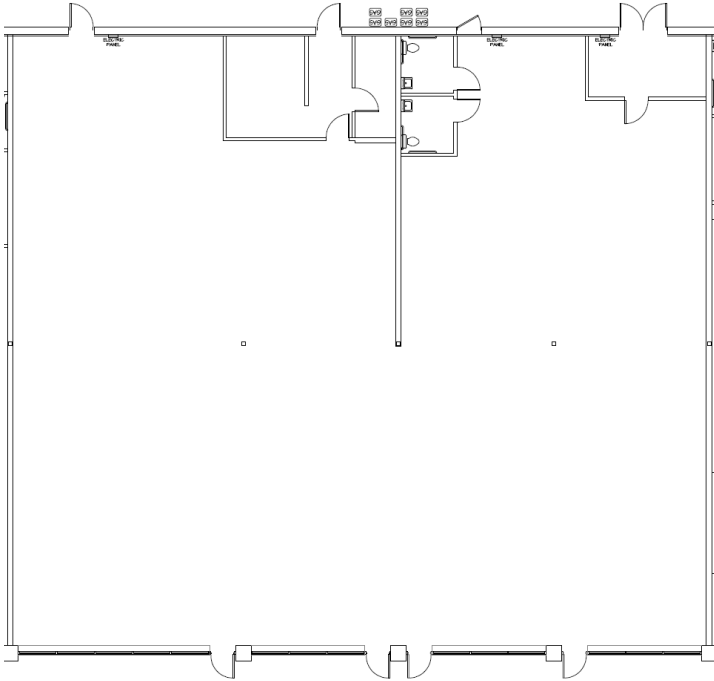
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MCANDREWS SHOPPING CENTER

Suite 14003-14009: 7,396 SF

Suite 14021: 2,314 SF



SUITE 14003-14009: 7,396 SF

SUITE 14021: 2,314 SF

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SUITE PHOTOS

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Suite 14003-14009: 7,396 SF

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Suite 14021: 2,314 SF

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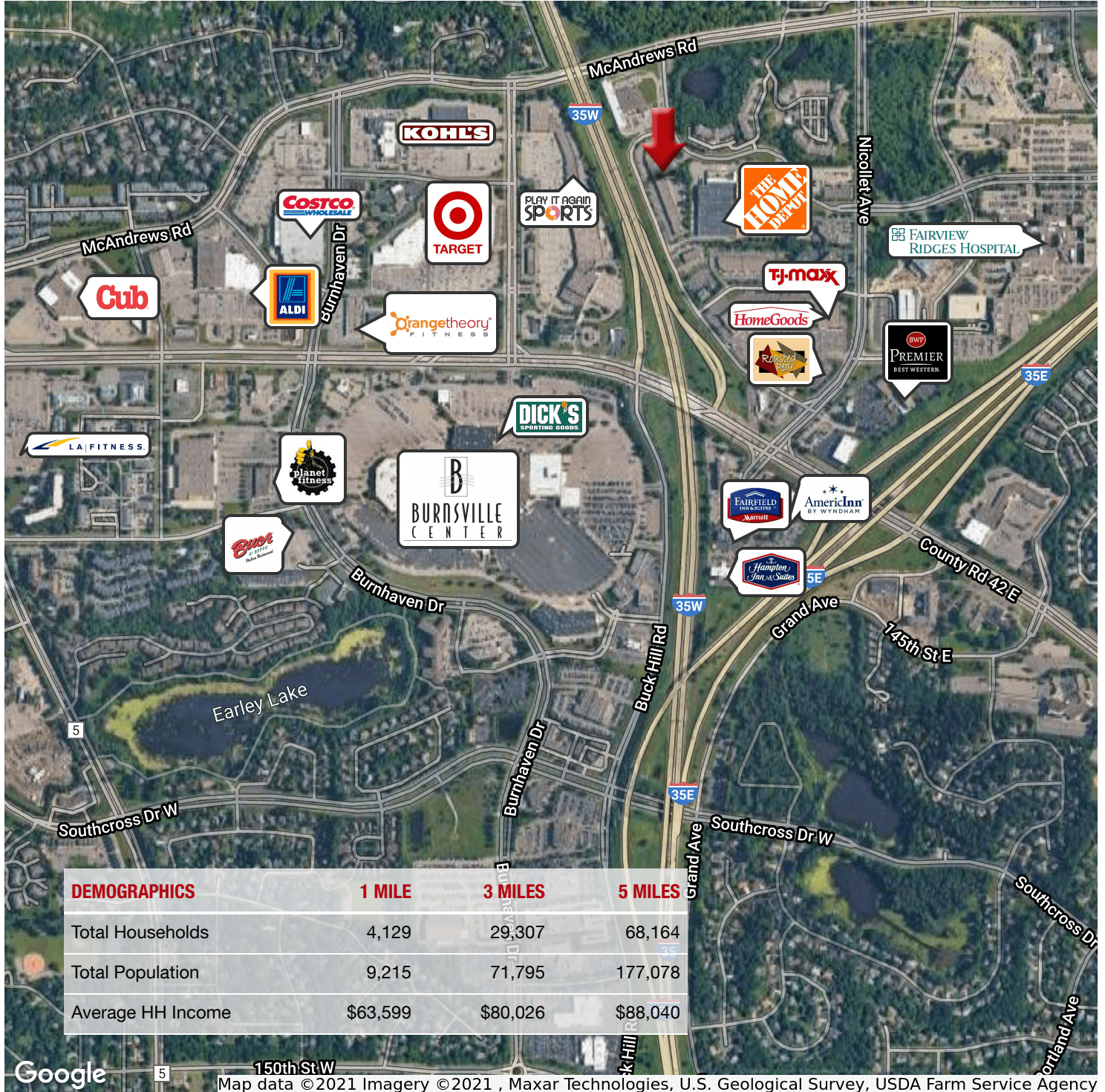
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