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Accelerating success.



Outlot For BTS or Ground Lease  
Up to 5,000 SF Available

# Argonne Village

17650-17756 Kenwood Trail | Lakeville, Minnesota

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## Property Highlights

- Cub Foods Anchored Neighborhood Center
- Dynamic Growing Trade Area
- Excellent Demographics
- Easy Access to I-35



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	7,426	46,245	439,783
Median HH Income	\$118,989	\$127,752	\$109,242
Average HH Income	\$164,407	\$166,158	\$141,899
Daytime Population	2,751	10,796	56,563

## Building Size

109,869 SF

## Available

Outlot: Up to 5,000 SF - BTS or Ground Lease

## Expenses

\$ 7.13 PSF - CAM

\$ 5.00 PSF - Taxes

\$12.13 PSF - Total

## Traffic Count

I-35: 77,419 vehicles per day

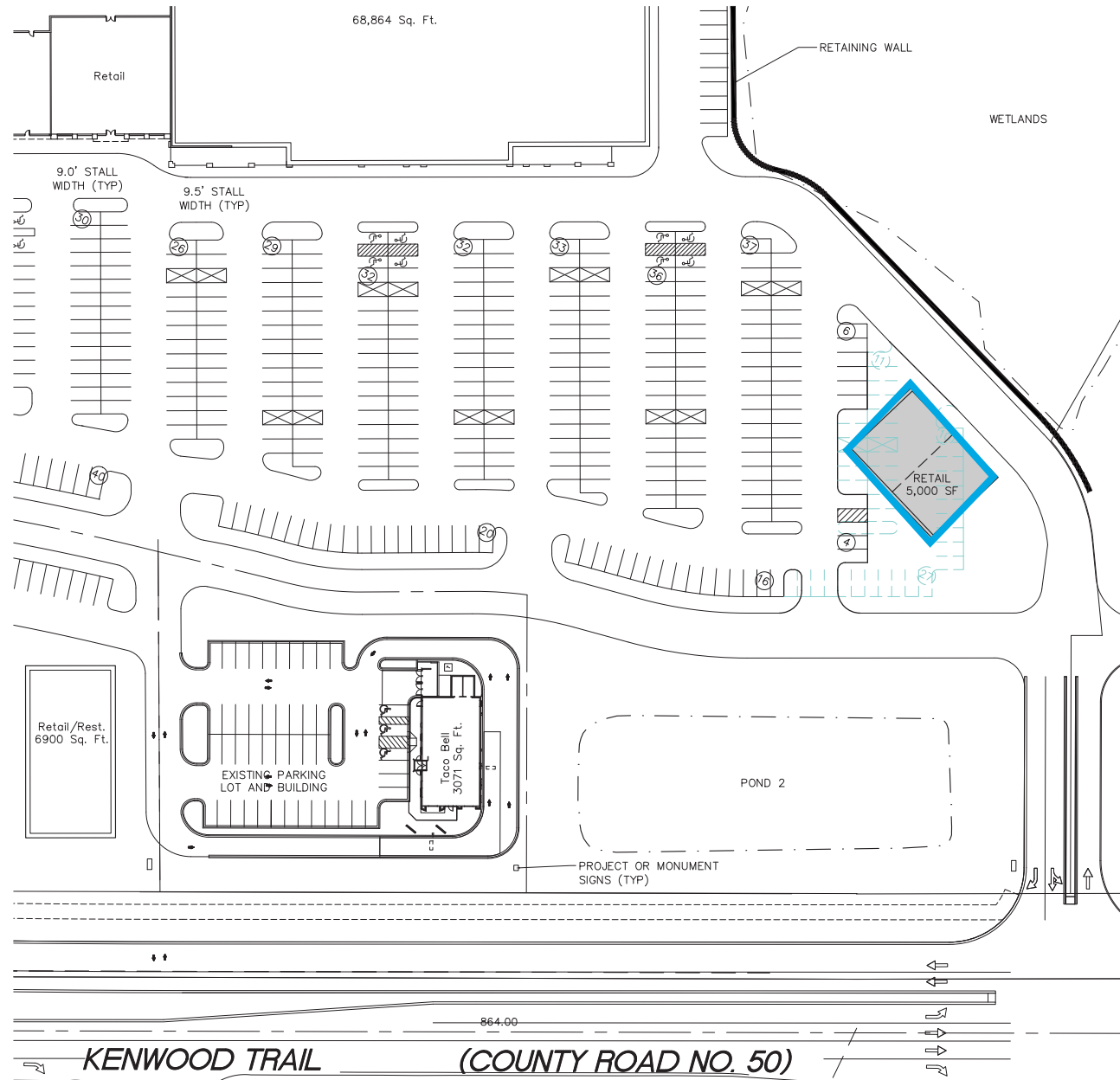
Kenwood Trail: 17,622 vehicles per day

Kenrick Avenue: 10,597 vehicles per day

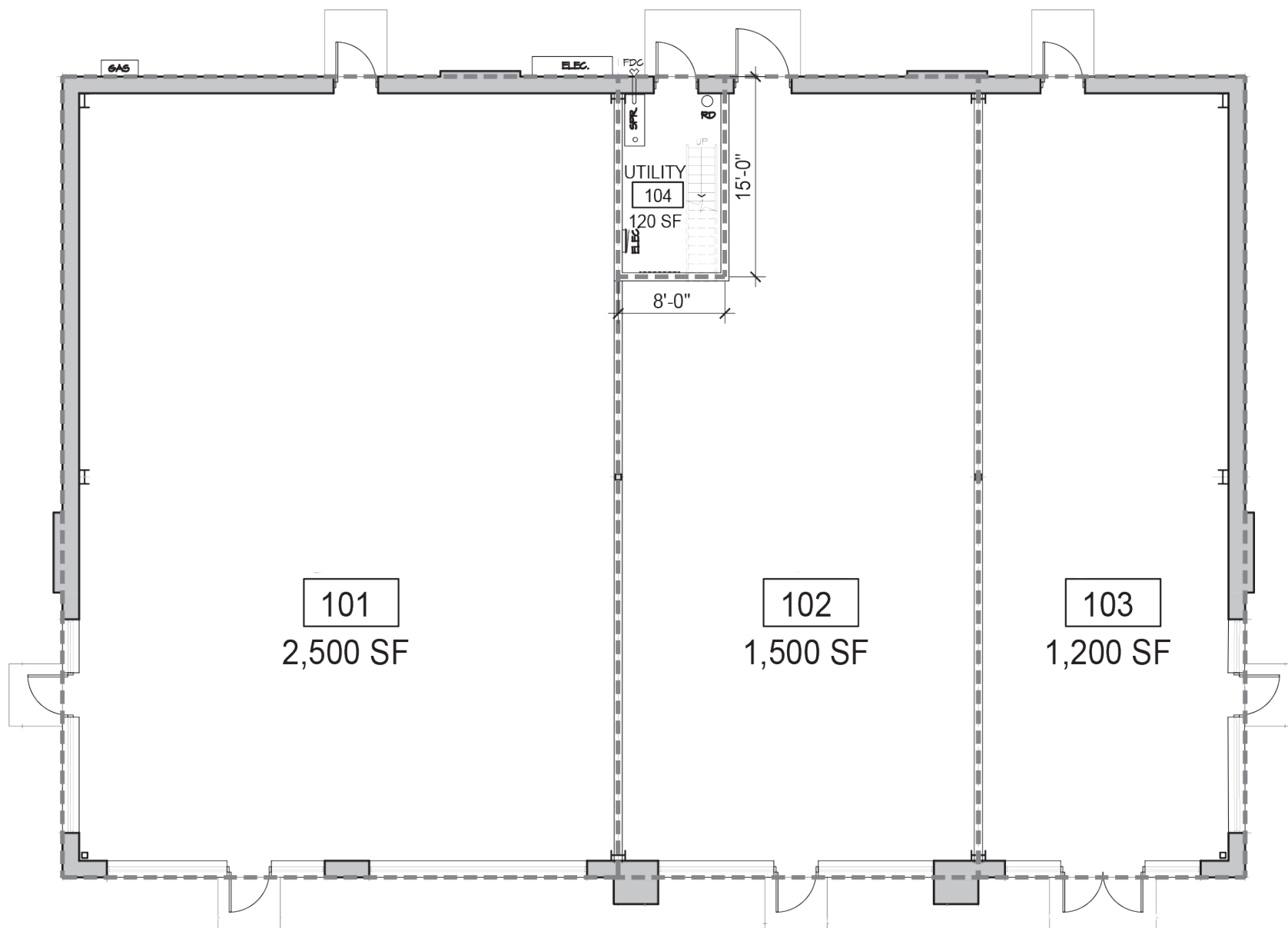
## Current Tenants



# Outlot Plan



# Site Plan



# Elevations



CLASS A MATERIALS (65% MIN.)  
(CONCRETE BRICK & STONE, GLASS)  
- 1,009 SF 53%

CLASS B/C  
(EIFS, METAL) - 890 SF 47%  
TOTAL WALL AREA - 1,899 SF 100%



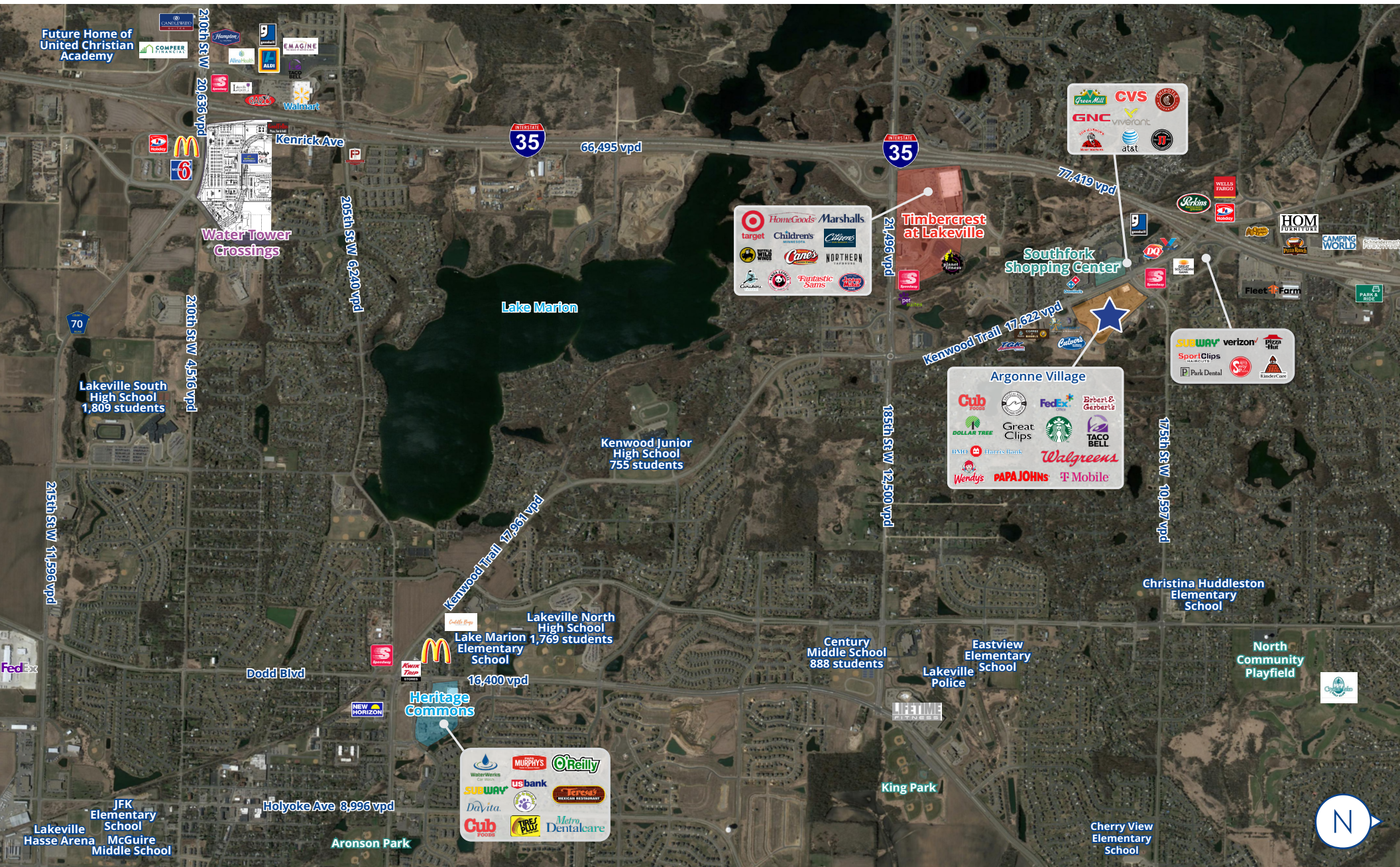
# Outlot Parcel Available



Unit	Tenant	SF
1	Aveda	2,319
2	Lakeville Tobacco	1,801
3	Zika Chiropractor	1,200
4	Eddie Cheng Chinese Restaurant	1,200
5	Great Clips	1,200
6	Clean 'N Press	1,200
7	Papa Johns Pizza	1,574
9	Lakeville Family Eye Care	1,797
10	Urgent Vet	2,800
11	Scenthound	1,400
12	Nautical Bowls	1,400
13	Fuchi Poke Sushi	1,359
14	Erbert & Gerbert's	1,441
15	Tu Nails	1,400
16	Dollar Tree	7,971
17	Cub Foods	71,979
18	Starbucks	1,788
20	T-Mobile	1,272
21	FedEx Office	1,715
22	Miller Comfort Dental	3,235
Unit	Outlot	SF
	Available	5,000
Unit	Surrounding Tenants	SF
24	Wendy's	NAP
25	Walgreens	NAP

# Lakeville, Minnesota

Lakeville is approximately 21 miles south of MSP airport, Lakeville is positioned for easy access to both downtown Minneapolis and St. Paul along I-35. Lakeville has continued to be the fastest growing residential and multi-family market in the Twin Cities.



# Argonne Village



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