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Retail For Lease

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

Suite 2: 1,801 SF - Available 2/1/2025

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



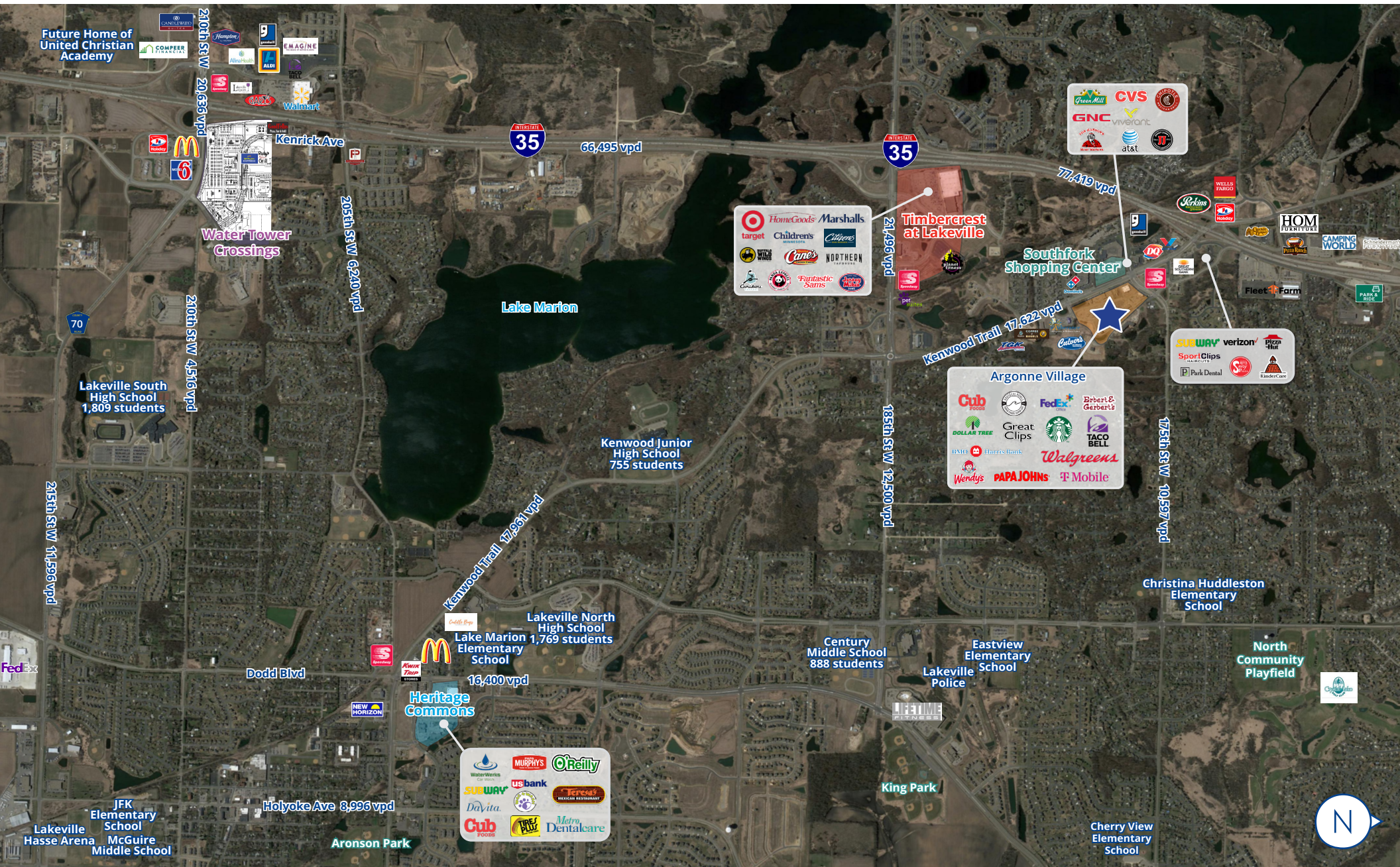
Site Plan



Unit	Tenant	SF
1	Aveda	2,319
2	AVAILABLE 2/1/2025 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	Surrounding Tenants	SF
24	Wendy's	NAP
25	Walgreens	NAP
26	BMO Harris Bank	NAP
201	Taco Bell	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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