

# EAGLE TRACE CENTER

12000 COUNTY ROAD 11, BURNSVILLE, MN 55337

FOR LEASE



## OFFERING SUMMARY

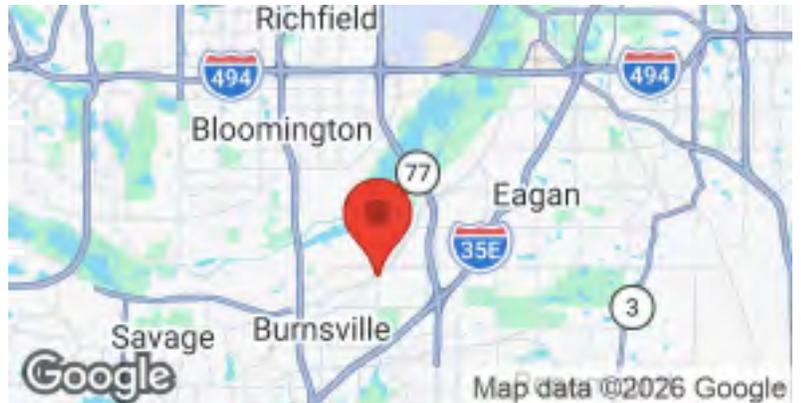
<b>AVAILABLE:</b>	6,100 SF - Auto Repair Space 908 SF - Retail Space
<b>LEASE RATE:</b>	Negotiable
<b>RE TAX / CAM:</b>	\$8.50 - \$8.80 PSF (2026)
<b>SIGNAGE:</b>	Building
<b>BUILDING SIZE:</b>	11,939 SF
<b>ZONING:</b>	B3-General Business District
<b>TRAFFIC COUNT:</b>	29,900+ VPD - Hwy 13 9,650+ VPD - CR 11

## PROPERTY OVERVIEW

Eagle Trace Center is a highly visible retail center, easily accessible, and strategically positioned at the intersection of County Road 11 and Hwy 13 which sees over 27,149 vehicles per day. This location provides an ideal opportunity for a business looking to capture optimal exposure to passing traffic along this heavily traveled area of Burnsville.

## PROPERTY HIGHLIGHTS

- Auto Repair Space - Eight 12' Drive-in Doors, One 10' Drive-in Door
- In-line Retail Space
- Building Signage w/Exposure Along Hwy 13 and CR 11
- Local Ownership and Management
- Established Neighborhood Center



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114 651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

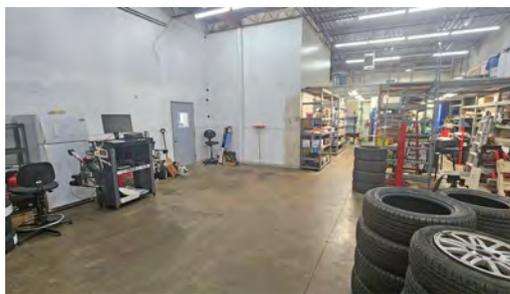
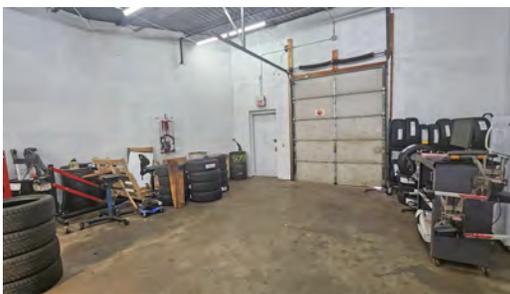
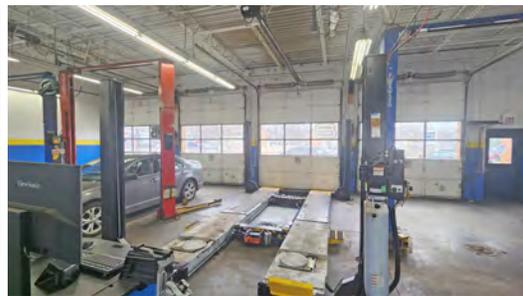
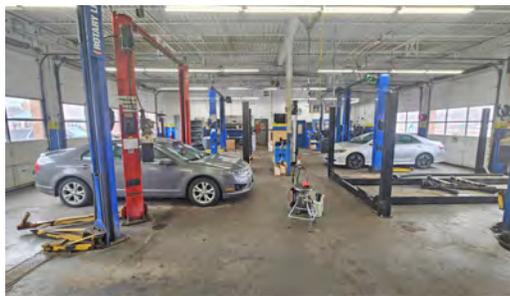
**DAVID LUND**  
Senior Associate  
(651) 354-5637  
dlund@suntide.com  
40468728, Minnesota



# SUITE 12000: 6,100 SF

12000 COUNTY ROAD 11, BURNSVILLE, MN 55337

## AUTO REPAIR SPACE



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114 651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

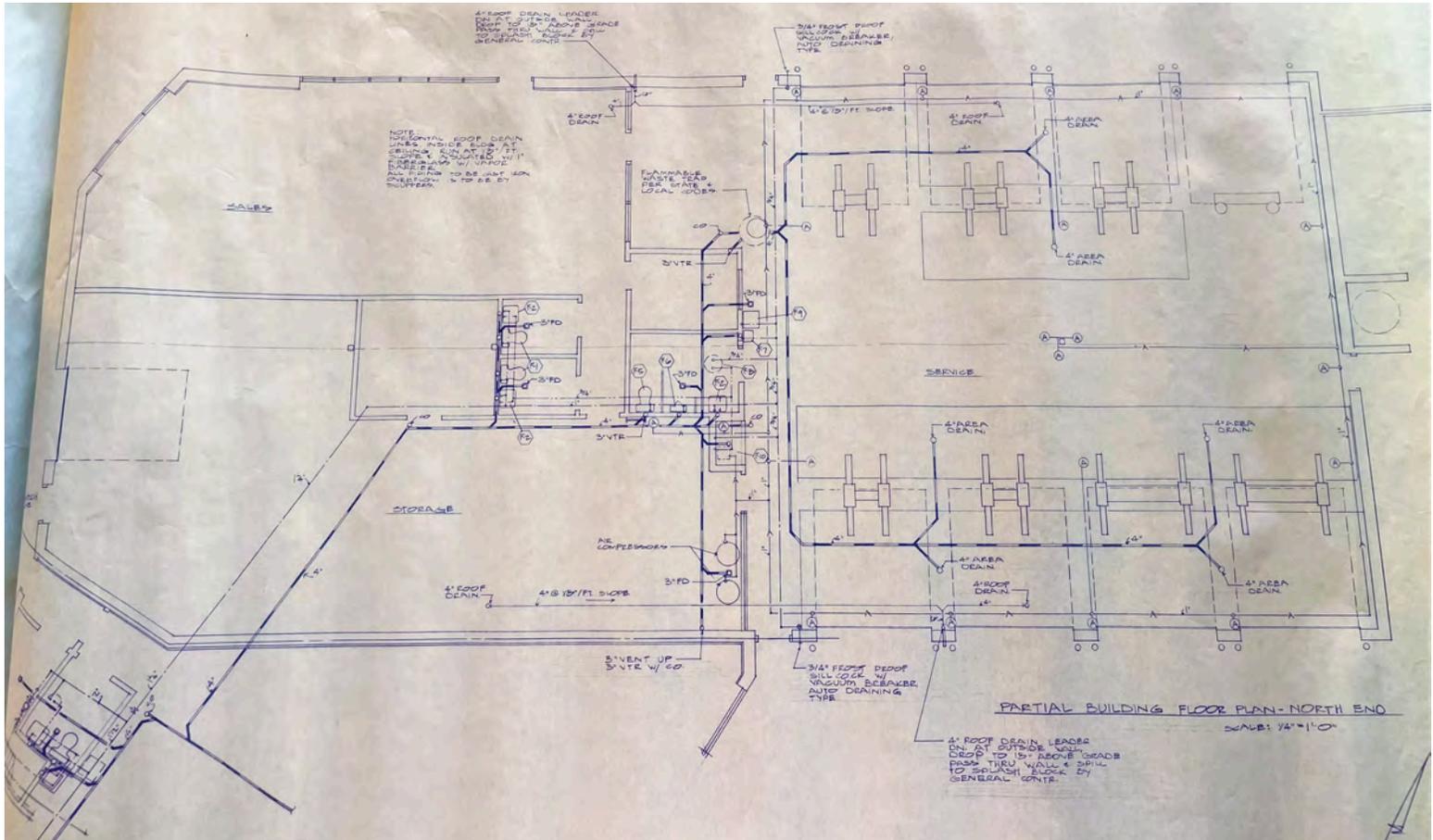
**DAVID LUND**  
Senior Associate  
(651) 354-5637  
dlund@suntide.com  
40468728, Minnesota



SUITE 12000

6,100 SF

Eight (8) 12 FT Drive-in Doors, One (1) 10 FT Drive-in Door, Flammable Waste Traps, Floor Drains, Private Restrooms, Office, Waiting Area, Lobby/Reception Area



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114 651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

**DAVID LUND**  
Senior Associate  
(651) 354-5637  
dlund@suntide.com  
40468728, Minnesota



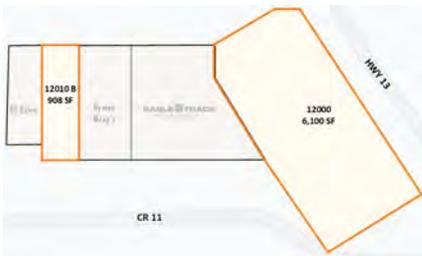
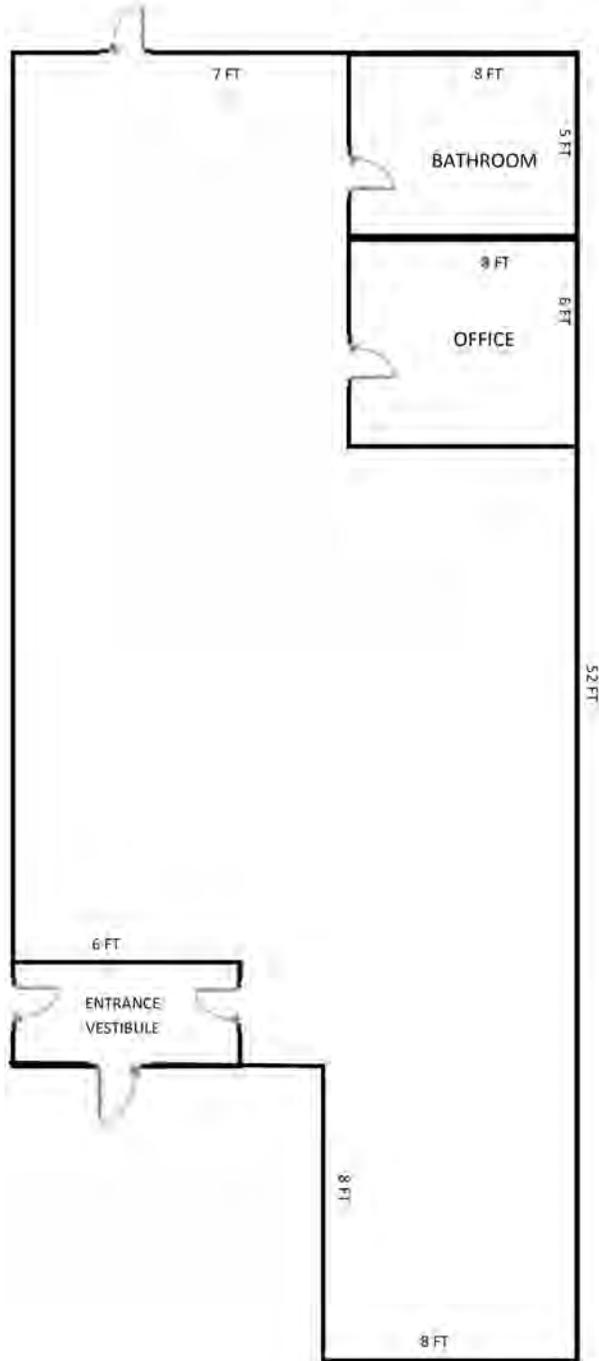
# SUITE 12010-B: 908 SF

12000 COUNTY ROAD 11, BURNSVILLE, MN 55337

IN-LINE RETAIL

## SUITE 12010-B

908 SF - Retail Space



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114 651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

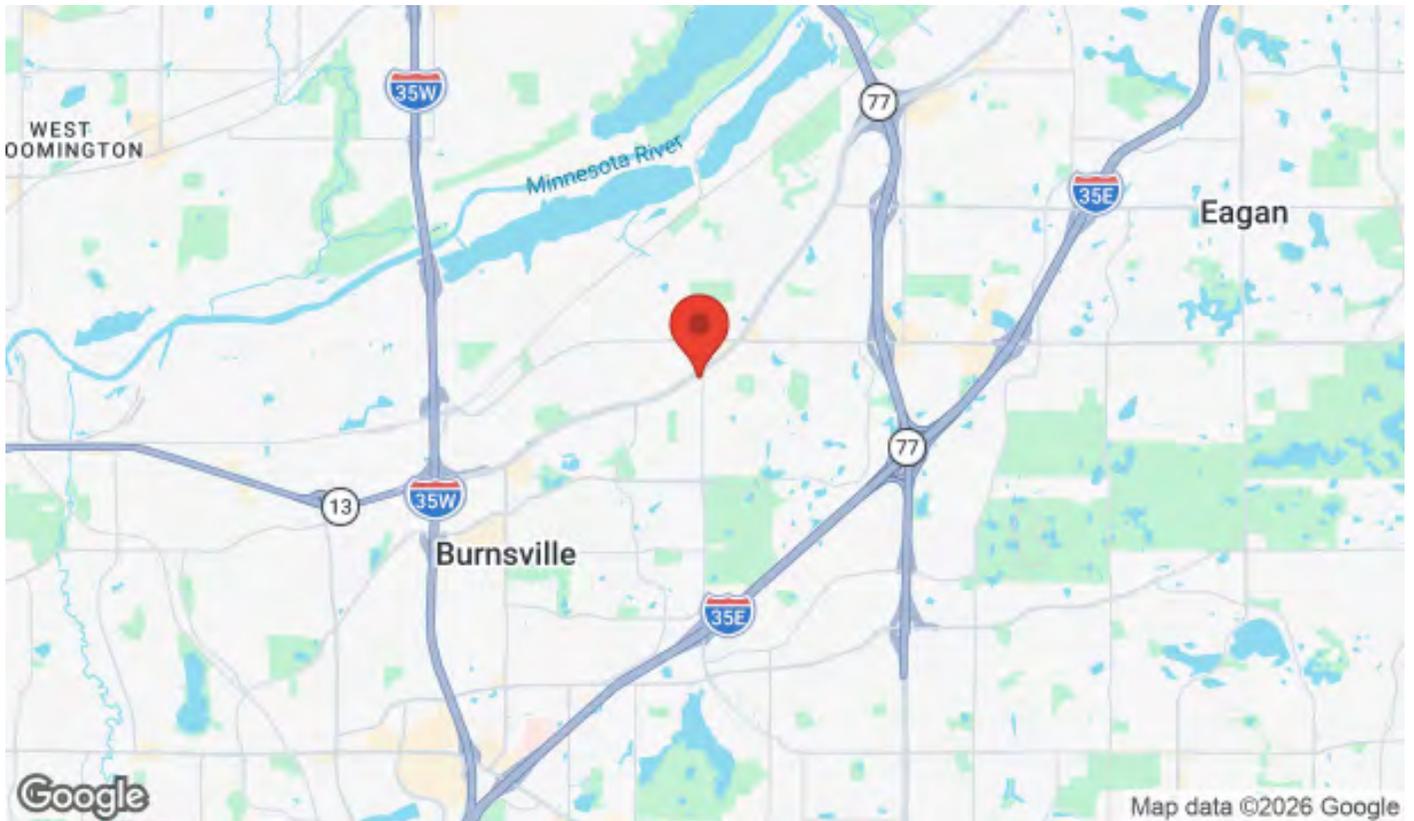
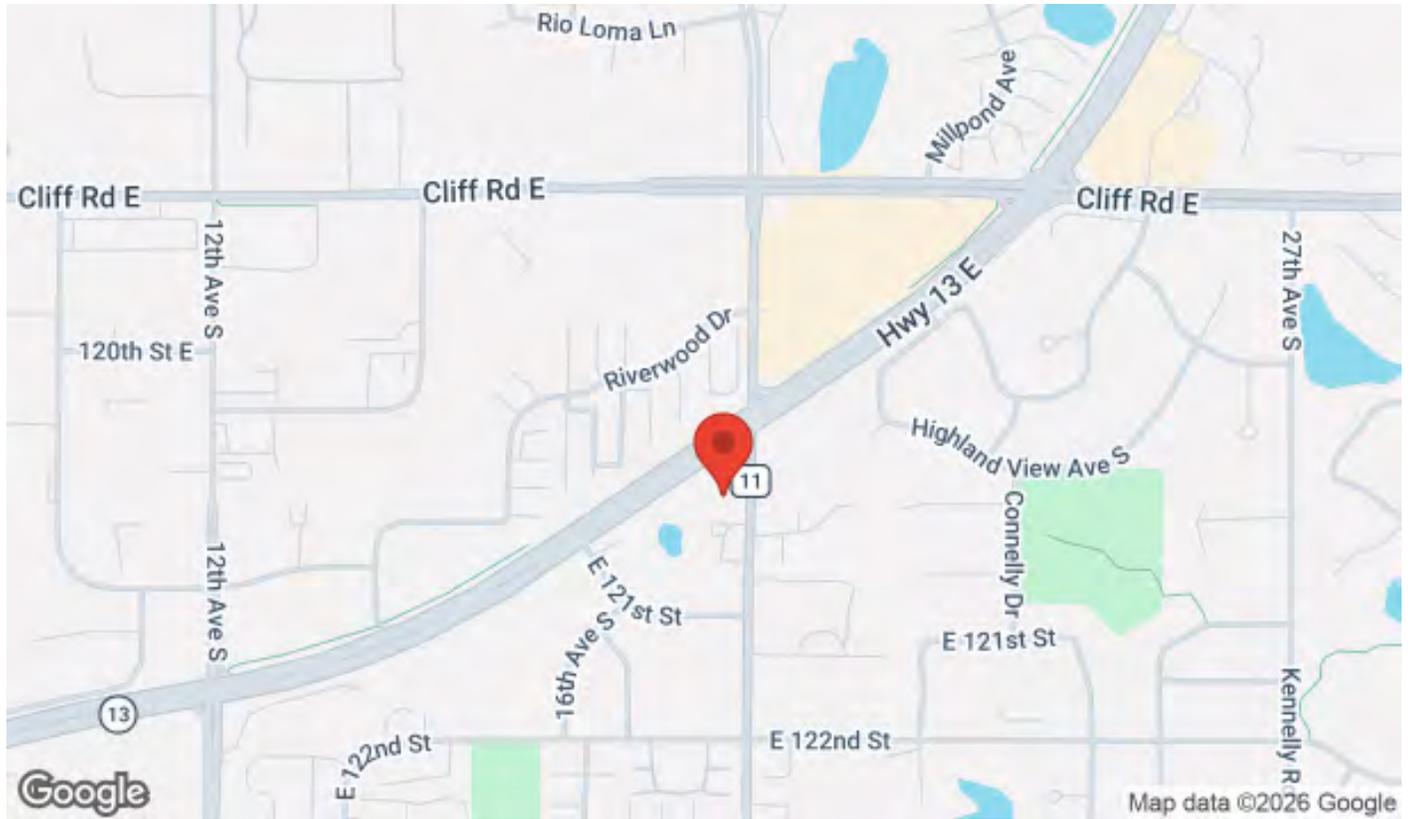
**DAVID LUND**  
Senior Associate  
(651) 354-5637  
dlund@suntide.com  
40468728, Minnesota



# LOCATION MAPS

12000 COUNTY ROAD 11, BURNSVILLE, MN 55337

# EAGLE TRACE CENTER



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114 651-603-0321

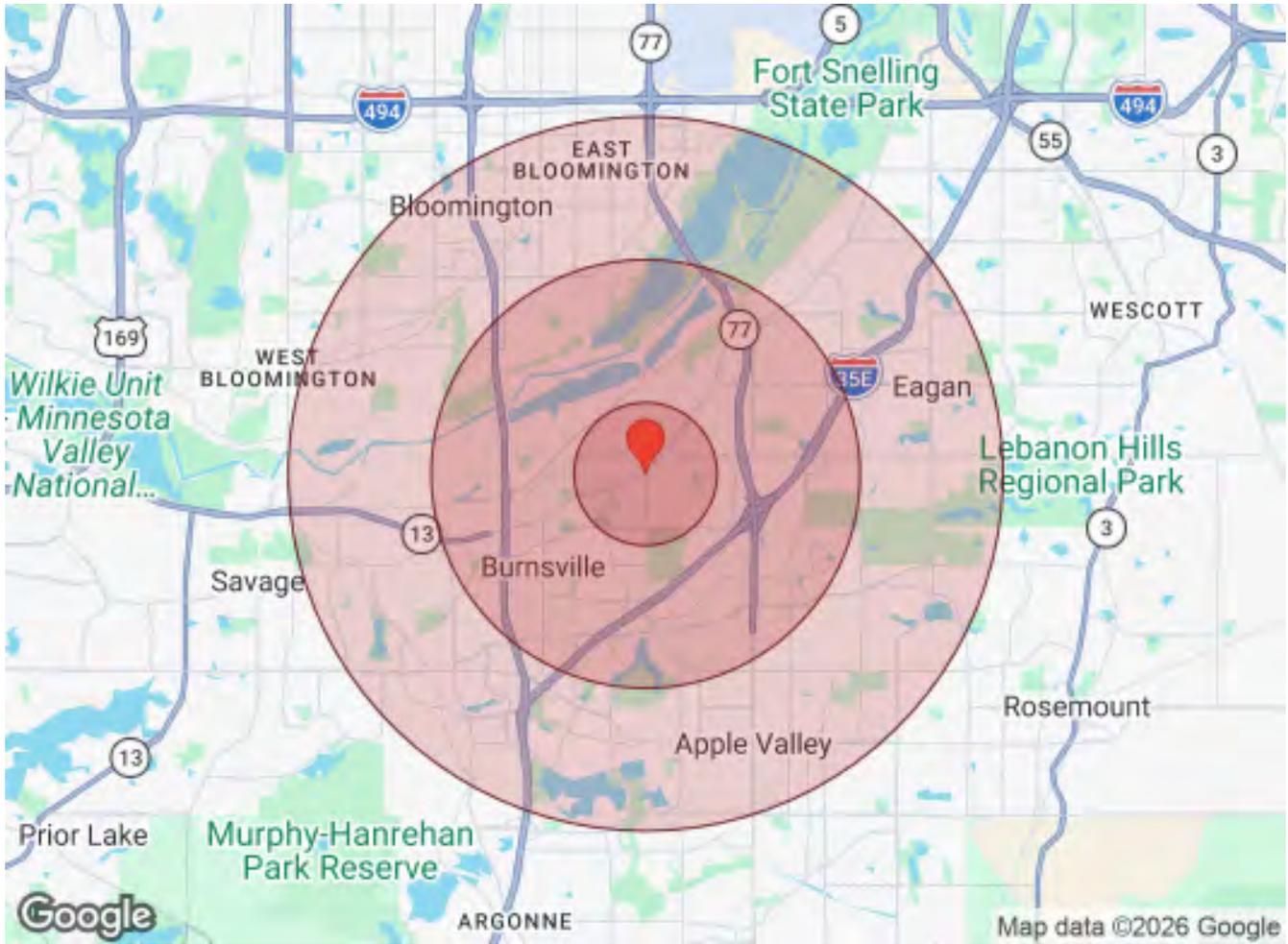
**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

**DAVID LUND**  
Senior Associate  
(651) 354-5637  
dlund@suntide.com  
40468728, Minnesota



# DEMOGRAPHICS

12000 COUNTY ROAD 11, BURNSVILLE, MN 55337



Population	1 Mile	3 Miles	5 Miles
Male	4,199	34,329	95,694
Female	4,283	35,527	99,498
Total Population	8,482	69,856	195,192

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,773	13,929	39,236
Ages 15-24	983	8,689	24,767
Ages 25-54	3,552	27,369	76,777
Ages 55-64	936	8,752	24,487
Ages 65+	1,238	11,117	29,925

Income	1 Mile	3 Miles	5 Miles
Median	\$63,599	\$66,680	\$65,219
< \$15,000	145	1,672	5,254
\$15,000-\$24,999	330	2,123	5,668
\$25,000-\$34,999	289	2,686	7,273
\$35,000-\$49,999	545	3,855	10,969
\$50,000-\$74,999	841	6,066	15,750
\$75,000-\$99,999	652	4,472	12,079
\$100,000-\$149,999	622	4,538	12,899
\$150,000-\$199,999	145	1,793	5,141
> \$200,000	78	1,295	3,477

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,982	30,222	83,162
Occupied	3,668	28,603	79,111
Owner Occupied	2,229	20,173	55,286
Renter Occupied	1,439	8,430	23,825
Vacant	314	1,619	4,051



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114 651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

**DAVID LUND**  
Senior Associate  
(651) 354-5637  
dlund@suntide.com  
40468728, Minnesota

