



LAKEVILLE CROSSING

LAKEVILLE, MN

CBRE



PROPERTY SUMMARY



FEATURES

- + Newly improved shopping center at the highly trafficked intersection of Cedar Ave & 160th
- + Strong visibility from Cedar Avenue and 160th St
- + Ample parking for customers
- + Great ingress and egress with 3 access points
- + Well established shopping center on the border of Apple Valley and Lakeville
- + According to the City of Lakeville Community Profile: Lakeville has led the metro area for single-family home permits since 2013. The community is forecasted to reach 83,500 residents and 24,800 employees by 2040.



GLA

- + 90,048 SF (combined)



AVAILABLE SPACE

- + 1,010 - 3,401 SF (combined)



TAX / CAM / INS

- + Lakeville Crossing I: \$11.38 psf
- + Lakeville Crossing II: \$7.42 psf



TRAFFIC COUNTS

- + 160th Street: 23,998 VPD
- + Cedar Avenue: 37,203 VPD



AREA RETAILERS



CO-TENANTS



AERIAL OVERVIEW



38,250 VPD

Cedar Ave: 38,250 VPD
 Cane's, McDonald's, DQ, Penny's, KFC, Panda Express, Osaka Apple Valley, Pizza Hut, Walmart, The UPS Store, ACE Hardware, Von Maur's, Tire Plus, Tide Cleaners, O'Reilly Auto Parts, Bruegger's Bagels

Caribou Coffee, Kids Hair, Applebee's Grill + Bar, Wild Billy's, Bogart's, Five Guys, Flooring Expo, Old Chicago Pizza + Taproom, FedEx Office

Kohl's, Verizon, Sam's Club, Fresh Thyme Market, Menards, IHOP, Staples, Michaels, Ulta Beauty, Maurices, Pet Supplies Plus, Noodles & Company, Famous Footwear, Jimmy John's

150th St W
 ALDI, Cupote, Perkins, White Castle, Subway, Leeann Chin, Arby's, Half Price Books, Burlington, AT&T, Petco, Corepower Yoga, Joann, Firestone

6,700 VPD
Flagstaff Ave: 6,700 VPD
 LA Fitness, Contract, Discount Tire, Dunn Brothers Coffee, Panino Brothers Food & Beverage, Valley Inn, Mainstream Boutique, AutoZone, Planned Parenthood, Anytime Fitness, The Home Depot

160th St: 23,998 VPD
Cedar Ave: 37,203 VPD
 Title, Carbon's Pizzeria, Penze's, Joys Thai Cuisine, Threads Boutique, AlphaSpine Health & Injury Center, State Farm, U.S. Army, Sharing Boba, Marines, Lancy Upaws, Kumon, Focused Eye Care, My Gym



Chick-fil-A, Cold Stone Creamery, Office Depot, OfficeMax, Walgreens, Wendy's, LeB's Dish!, Dollar Tree, Starbucks, Target, Best Buy, Papa Murphy's, GNC, Cole's Salon | Spa, Smash Burger, Panera Bread, Goodwill, Holiday, Red Robin, AMC Theatres, Becker Furniture + Mattress

Pilot Knob Rd
 Target, HyVee, Lunds & Byerlys, PetSmart, Starbucks, Crisp & Green, Schuler Shoes, Texas, Taco Bell, Freddy's, Face Foundrie, Punch, Valvoline, Caribou Coffee, Wings Think Bank, Discover, Strength, Chase



SITE PLAN

SUITE	TENANT	SF
16105	Focused Eye Care	5,309 SF
7590	Lease Signed - National Tenant	35,708 SF
7598	Uptown Cheapskate	3,000 SF
7602	Uptown Cheapskate	1,593 SF
7604	Kumon Math & Reading Center	1,496 SF
7608	Rose Yarn	2,000 SF
7622	USA Marines	1,213 SF
7624	Salon Sidera	1,200 SF
7626	Penzeys Spices	2,358 SF
7630	Title Boxing Club	5,088 SF
7644	Alpha Spine Health & Injury	2,500 SF
7650	Life DRS	1,585 SF
7656	Donut Star	1,740 SF
7670	Carbone's Pizza	8,114 SF
7672	USA Army	3,010 SF
7674	AVAILABLE	1,128 SF
7676	My Gym	2,500 SF
7678	AVAILABLE	1,680 SF
7680	AVAILABLE	1,721 SF
7686	AVAILABLE	1,370 SF
7688	Fancy Paws Pet Salon	1,000 SF
7690	Strictly Barbershop	1,400 SF
7692	AVAILABLE	1,010 SF
7694	Shaking Boba	1,190 SF
7698	Pho 45	2,594 SF
7700	Jolie's Nails	1,000 SF
7702	Pete Peterson Insurance	1,200 SF
7704	Joy's Thai	1,650 SF





LAKEVILLE CROSSING II

NATIONAL ANCHOR TENANT





DEMOGRAPHIC SUMMARY

THE NEIGHBORHOOD

Located in the northern portion of Lakeville, Lakeville Crossing serves residents from Lakeville, Apple Valley, Burnsville and Rosemount. With a median household income above the US average, the community surrounding the center has the disposable income available to spend on retail, restaurant and entertainment services.

	1 MILE	3 MILES	5 MILES
 POPULATION	14,285	91,651	205,725
 HOUSEHOLDS	5,235	33,151	75,887
 AVERAGE HOUSEHOLD INCOME	\$119,493	\$141,229	\$138,702
 MEDIAN HOUSEHOLD INCOME	\$93,645	\$108,720	\$107,020



KEEP ON **GR**OWING

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