

## IPA VA MARKETPLACE

16277 Ipava Ave

Lakeville, MN

**2,670 SF**



- ❖ Space Information: 2,670 SF
- ❖ Tenants: Parlour 9 Salon & Spa, Waffle Bar, Root Down Nutrition, Midwest Integrated Health Clinic, Pet Attitudes, Euro Nails
- ❖ Neighbors: Primrose Child Care Center; Holiday Gas; Hosanna Church
- ❖ 2023 Estimated Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	8,713	75,630	189,870
# of Households	2,825	28,015	69,637
AVG HH Income	\$156,854	\$124,861	\$124,697
- ❖ City of Lakeville 2022 Population: 74,553.
- ❖ Traffic Volumes per day: Ipava Avenue—9,950; Co. Rd 46—32,000 (W of Ipava Ave) and 25,500 (E of Ipava Ave)
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