



For Sale | For Lease

RETAIL CONDO LAKEVILLE - UP TO 4,800SF

20450 Kenrick Ave, Lakeville, MN

ETHAN FINGER

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OBSIDIAN GROUP





Property Profile

Prime new construction located off Interstate 35 in Lakeville, offering exceptional visibility and access. This versatile property presents a rare opportunity to either purchase or lease, providing flexibility to meet your business goals.

Delivered as a blank slate, the space can be custom built out to suit your retail needs in collaboration with the developer—allowing you to create a layout and design tailored specifically to your brand and operations. Position your business in a high-growth area with strong traffic counts and excellent accessibility.

Address 20450 Kenrick Ave Suite 100, Lakeville, MN

Availability Unit 200: approx. 1,000SF
Unit 300: approx. 3,800SF
*** could be combined for approx. 4,800SF

Asking Price
Lease Rate Negotiable

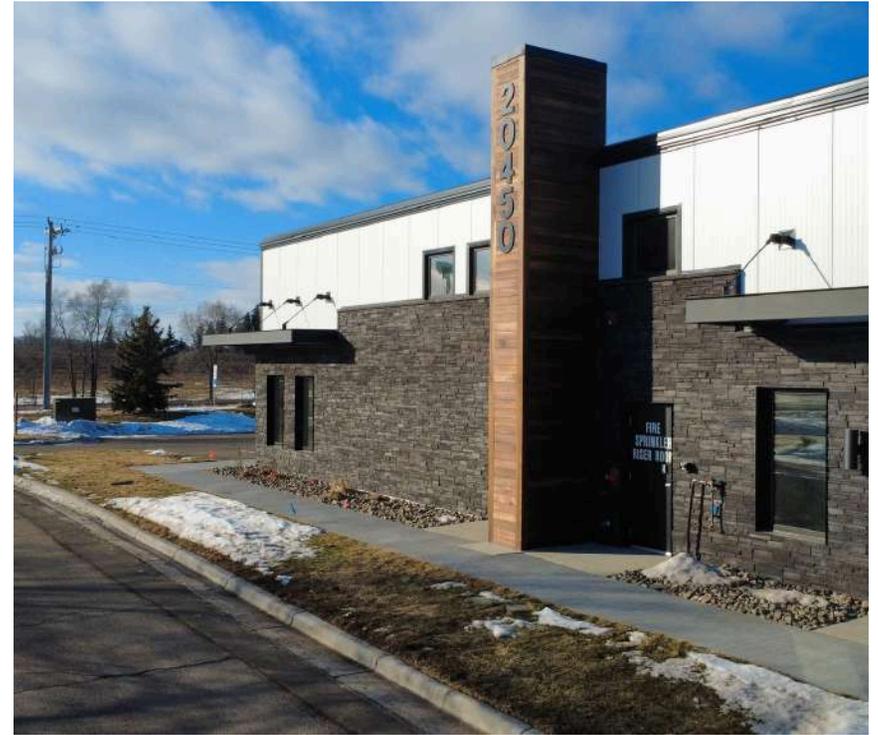
Zoning C-3 (General Commercial District)

Parking 13 Stalls

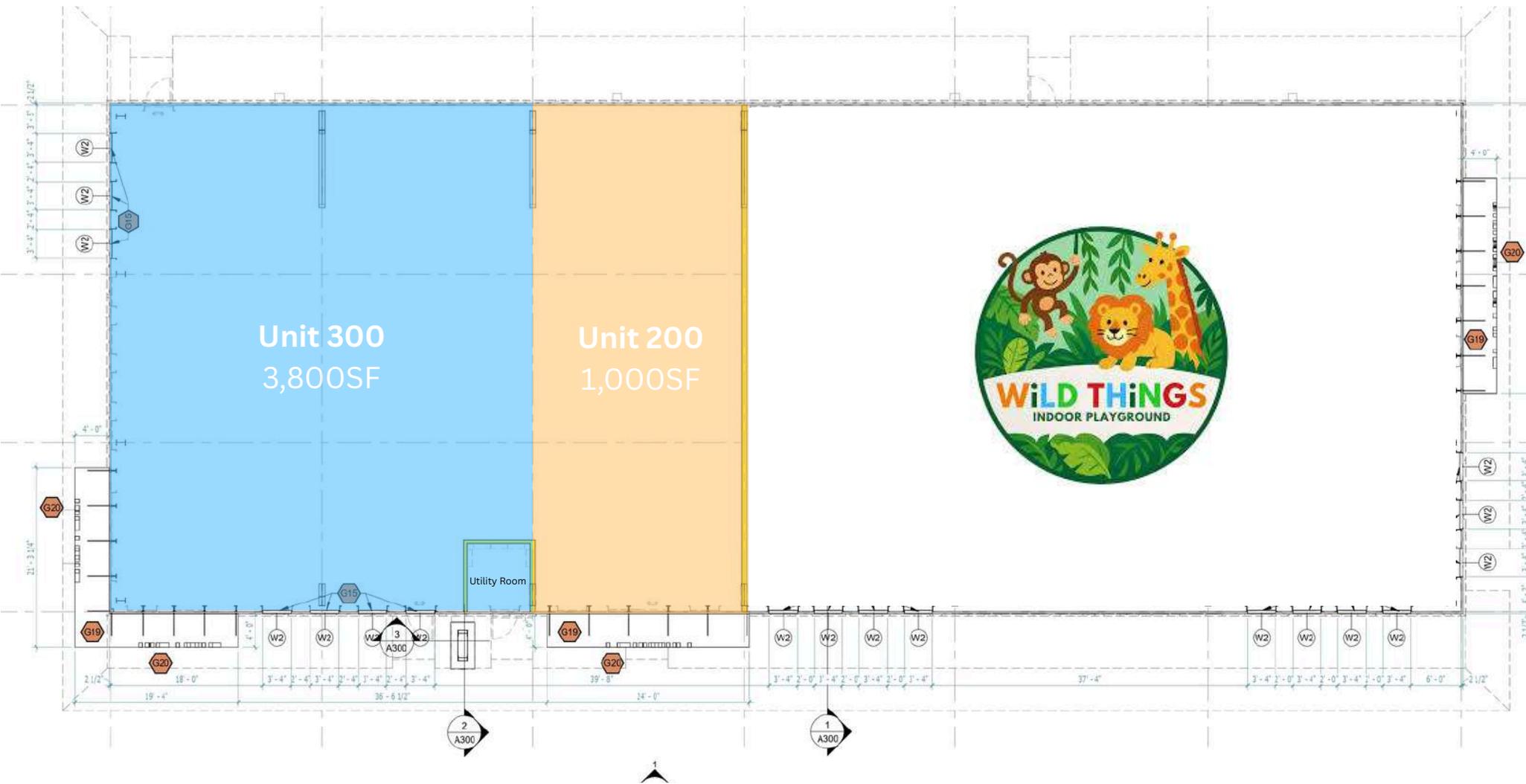
Traffic Interstate 35: 66,857 VPD (2025)
Frontage Road: 5,105 VPD (2021)



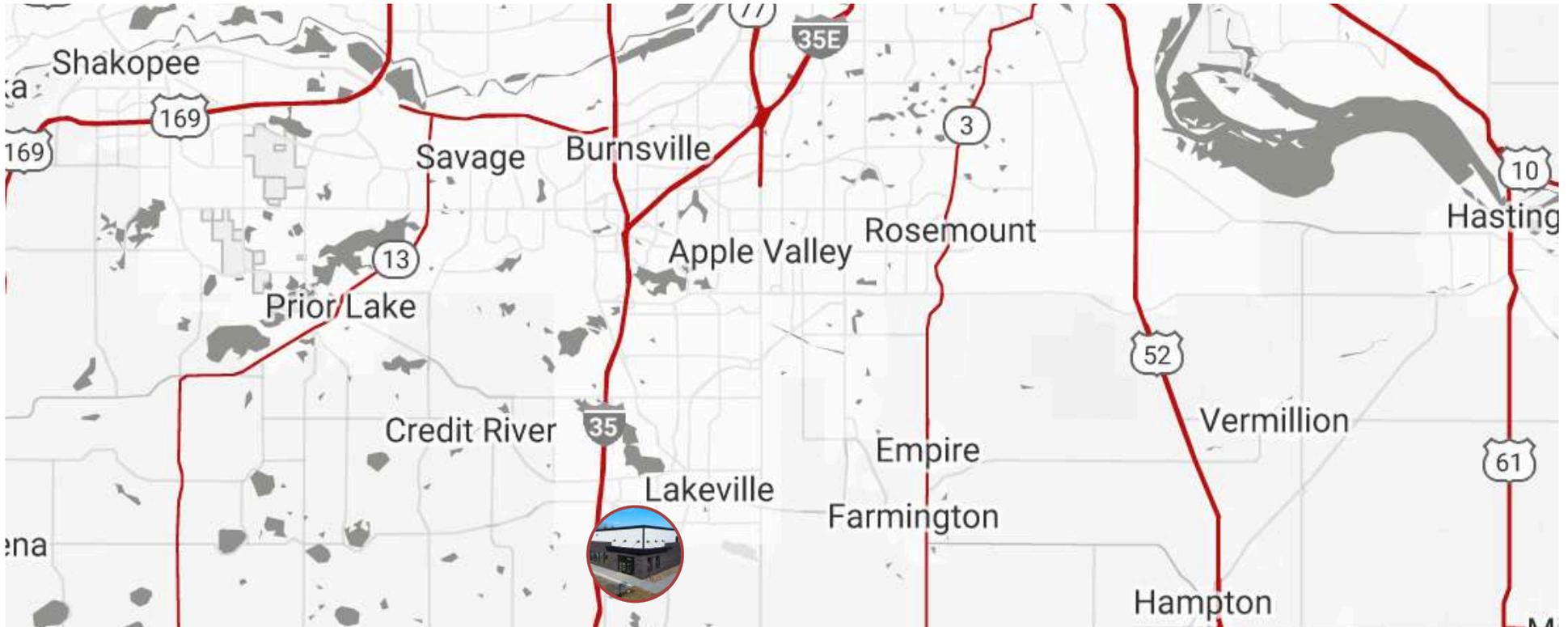
Property Photos



Property Layout



Property Proximity



POPULATION		
	1 MILE	3 MILES
POPULATION	2,478	28,402
MEDIAN AGE	38	38
DAYTIME EMPLOYEES	1,736	10,141
HOUSEHOLDS		
	1 MILE	3 MILES
HOUSEHOLDS	808	9,691
MEDIAN HH INCOME	\$154,500	\$127,020



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