



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



TAX / CAMS / INS

- + Lakeville Crossing I: \$8.82 psf
- + Lakeville Crossing II: \$6.37 psf



TRAFFIC COUNTS

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



AREA RETAILERS



CO-TENANTS



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
 Tire Plus
 Tide Cleaners
 O'Reilly Auto Parts
 Bruegger's Bagels

Kids Hair
 Caribou Coffee
 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

ALDI
 Perkins
 White Castle
 Subway
 Leeann Chin
 Arby's
 Half Price Books
 Burlington
 AT&T
 Petco
 Corepower Yoga
 Savers
 Joann
 Firestone

150TH ST W

LA Fitness
 Caribou
 Discount Tire
 Dunn Brothers Coffee
 Panino Brothers Food & Beverage
 Valley Dental
 Mainstream Boutique
 AutoZone
 Planned Parenthood
 Anytime Fitness
 The Home Depot

FLAGSTAFF AVE: 6,700 VPD

PILOT KNOB RD

Title
 Carbon's Pizzeria
 Penze's
 Joys Thai Cuisine
 Threads Boutique
 Alpha Spine Health & Injury Center
 State Farm
 U.S. Army
 Shaking Boba
 Donut
 Marines
 Kumon
 Focused Eye Care
 Fancy Paws



23,998 VPD
 CEDAR AVE: 37,203 VPD

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

Target
 HyVee
 Lunds & Byerlys
 PetSmart
 Starbucks
 Crisp Green
 Schuler Shoes
 Texas Workforce Solutions
 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	AVAILABLE	2,000 SF
7622	USA Marines	1,213 SF
7624	Salon Sidera	1,200 SF
7626	Penzey's 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	Threads	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	AVAILABLE	1,400 SF
7692	AVAILABLE	1,010 SF
7694	Shaking Boba	1,190 SF
7698	AVAILABLE - 2ND GEN RESTAURANT	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





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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