



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





















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 | | |
| 7608 | AVAILABLE | 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 | 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 I







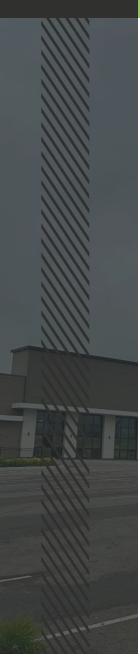
LAKEVILLE CROSSING II







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 |
|----------|--------------------------|-----------|-----------|-----------|
| İ | POPULATION | 14,285 | 91,651 | 205,725 |
| A | 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 |



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