



# 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 / CAM / INS

- + Lakeville Crossing I: \$11.22 psf
- + Lakeville Crossing II: \$7.35 psf



## TRAFFIC COUNTS

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



## AREA RETAILERS



## CO-TENANTS







CEDAR AVE: 38,250 VPD



FLAGSTAFF AVE: 6,700 VPD



160TH ST: 23,998 VPD

CEDAR AVE: 37,203 VPD



PILOT KNOB RD







# 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	<b>AVAILABLE</b>	<b>1,128 SF</b>
7676	Threads	2,500 SF
7678	<b>AVAILABLE</b>	<b>1,680 SF</b>
7680	<b>AVAILABLE</b>	<b>1,721 SF</b>
7686	<b>AVAILABLE</b>	<b>1,370 SF</b>
7688	Fancy Paws Pet Salon	1,000 SF
7690	Strictly Barbershop	1,400 SF
7692	<b>AVAILABLE</b>	<b>1,010 SF</b>
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 I







# 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
 <b>POPULATION</b>	14,285	91,651	205,725
 <b>HOUSEHOLDS</b>	5,235	33,151	75,887
 <b>AVERAGE HOUSEHOLD INCOME</b>	\$119,493	\$141,229	\$138,702
 <b>MEDIAN HOUSEHOLD INCOME</b>	\$93,645	\$108,720	\$107,020





KEEP ON **GROWING**

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