

# SHAKOPEE VALLEY MARKETPLACE

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379

RETAIL/SALON  
FOR LEASE

## TARGET SHADOW ANCHOR



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114

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### OFFERING SUMMARY

	SUITE 1739: 1,500 SF
<b>AVAILABLE SF:</b>	SUITE 1743-1751: 3,000 SF 2nd Gen Salon Build Out  <i>Suites can be combined for 4,500 SF contiguous</i>
<b>LEASE RATE:</b>	Negotiable - Net
<b>BUILDING SIZE:</b>	13,280 SF
<b>TAX/CAM:</b>	\$12 PSF/YR
<b>SIGNAGE:</b>	Building
<b>YEAR BUILT:</b>	2006
<b>PARKING:</b>	Asphalt Surface Lot
<b>ZONING:</b>	B-1
<b>CROSS STREETS:</b>	Sarazin Street
<b>TRAFFIC COUNT:</b>	16,703 Along 17th Ave E

### PROPERTY OVERVIEW

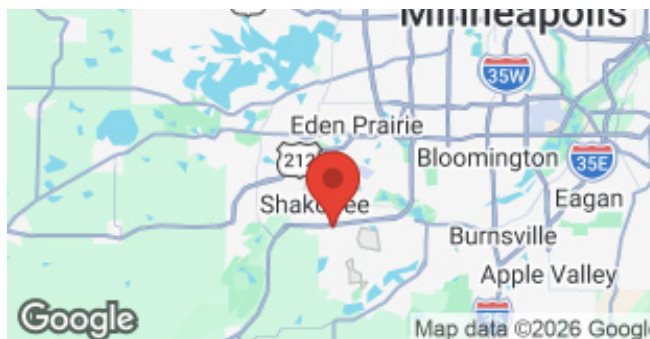
Stylish and well-appointed 3,000 square foot second-generation salon space with the potential to add an additional 1,500 SF for 4,500 SF contiguous in Shakopee Valley Marketplace which is adjacent to Target and Kohls offering a consistent flow of traffic throughout each day.

This second-generation salon build out offers high ceilings, spa/massage treatment rooms, multiple sinks, and breakroom with washer and dryer hook-ups.

Located in the southwest are of the Twin Cities metropolitan area, Shakopee is a unique river city with a diverse variety of business, cultural and recreational opportunities.

### PROPERTY HIGHLIGHTS

- Stylish 2nd Generation Salon/Spa Build Out
- Target and Kohls Shadow Anchor
- Quick and Easy to Hwy 169
- Adjacent to St. Francis Regional Medical Center
- Area Attractions: Valleyfair, Mystic Lake Casino, Canterbury Park, Stonebrooke Golf Club, and Minnesota Landscape Arboretum to name just a few!



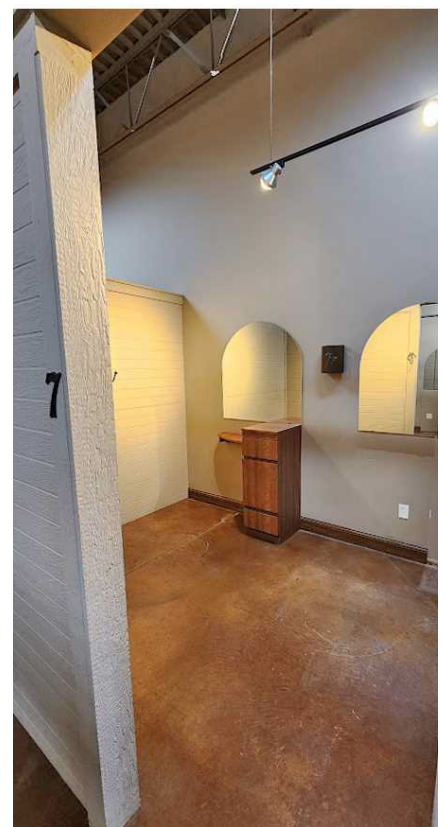
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# PHOTOS

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# BUSINESS MAP

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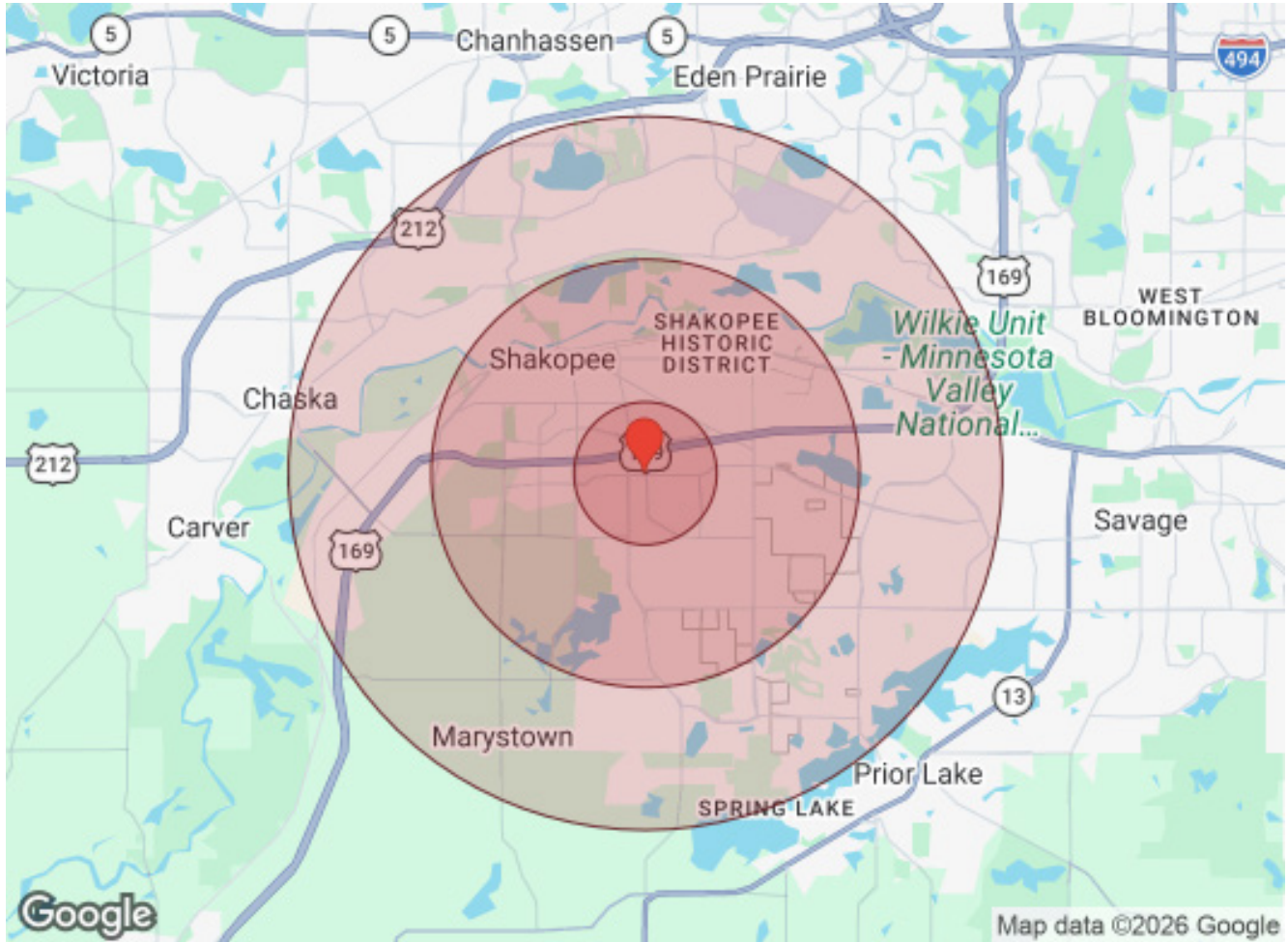
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,805	17,419	37,308
Female	5,036	18,734	37,544
Total Population	9,841	36,153	74,852

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,635	9,636	19,098
Ages 15-24	1,343	4,734	11,189
Ages 25-54	4,255	15,230	29,146
Ages 55-64	891	3,380	8,152
Ages 65+	717	3,173	7,267

Income	1 Mile	3 Miles	5 Miles
Median	\$84,429	\$61,155	\$91,306
< \$15,000	217	753	1,037
\$15,000-\$24,999	99	676	1,342
\$25,000-\$34,999	91	724	1,479
\$35,000-\$49,999	328	1,476	2,312
\$50,000-\$74,999	799	2,701	4,679
\$75,000-\$99,999	847	2,450	4,184
\$100,000-\$149,999	779	2,591	5,626
\$150,000-\$199,999	228	923	2,586
> \$200,000	62	295	2,348

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,184	12,879	25,730
Occupied	3,112	12,326	24,624
Owner Occupied	2,474	9,281	19,850
Renter Occupied	638	3,045	4,774
Vacant	72	553	1,106



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