

RETAIL LEASE SPACE NEAR I-35

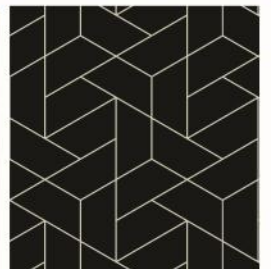
16350 KENRICK LOOP LAKEVILLE, MN 55044

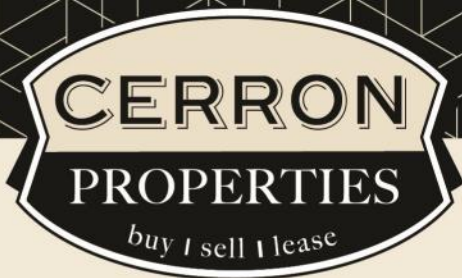


FOR LEASE | RETAIL SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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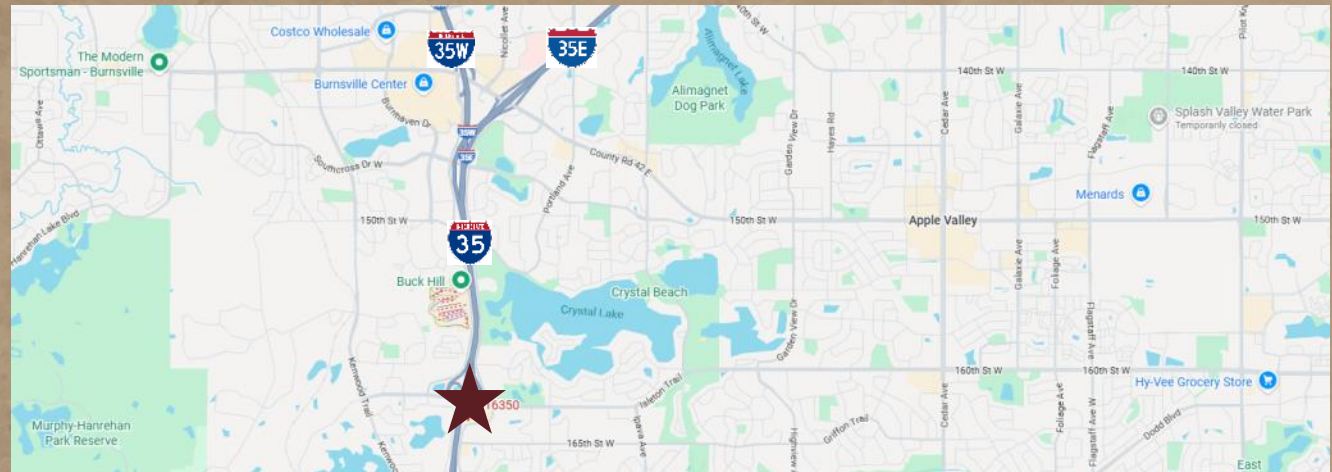
■ PROPERTY HIGHLIGHTS

- Available: approx. 5,100 SF
- Open space
- Zoned C-3 (General Comm. Dist.)
- Ample parking
- Excellent visibility and access from I-35
- Tenant improvement package negotiable
- Low commercial space available in Lakeville
- **Lease Rate for 5,100 SF:**
Base \$18/SF (\$7,650/month)
+ CAM \$8/SF (\$3,400/month) = \$11,050 per month total rent

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For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

SUMMARY

RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044



■ TRAFFIC COUNTS:

- 78,917 vpd on I-35 @ 162nd Street W
- 32,094 vpd on 162nd Street W @ Kenrick Ave
- 7,889 vpd on Kenrick Ave @ Kenrick Loop

Source: MNDOT 2024

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	8,090	60,092	175,667
Median HH Income	\$118,369	\$108,518	\$105,078
Avg. HH Income	\$145,196	\$139,603	\$133,331

Source: ESRI 2025

~Lakeville Population Growth = 11% since 2020

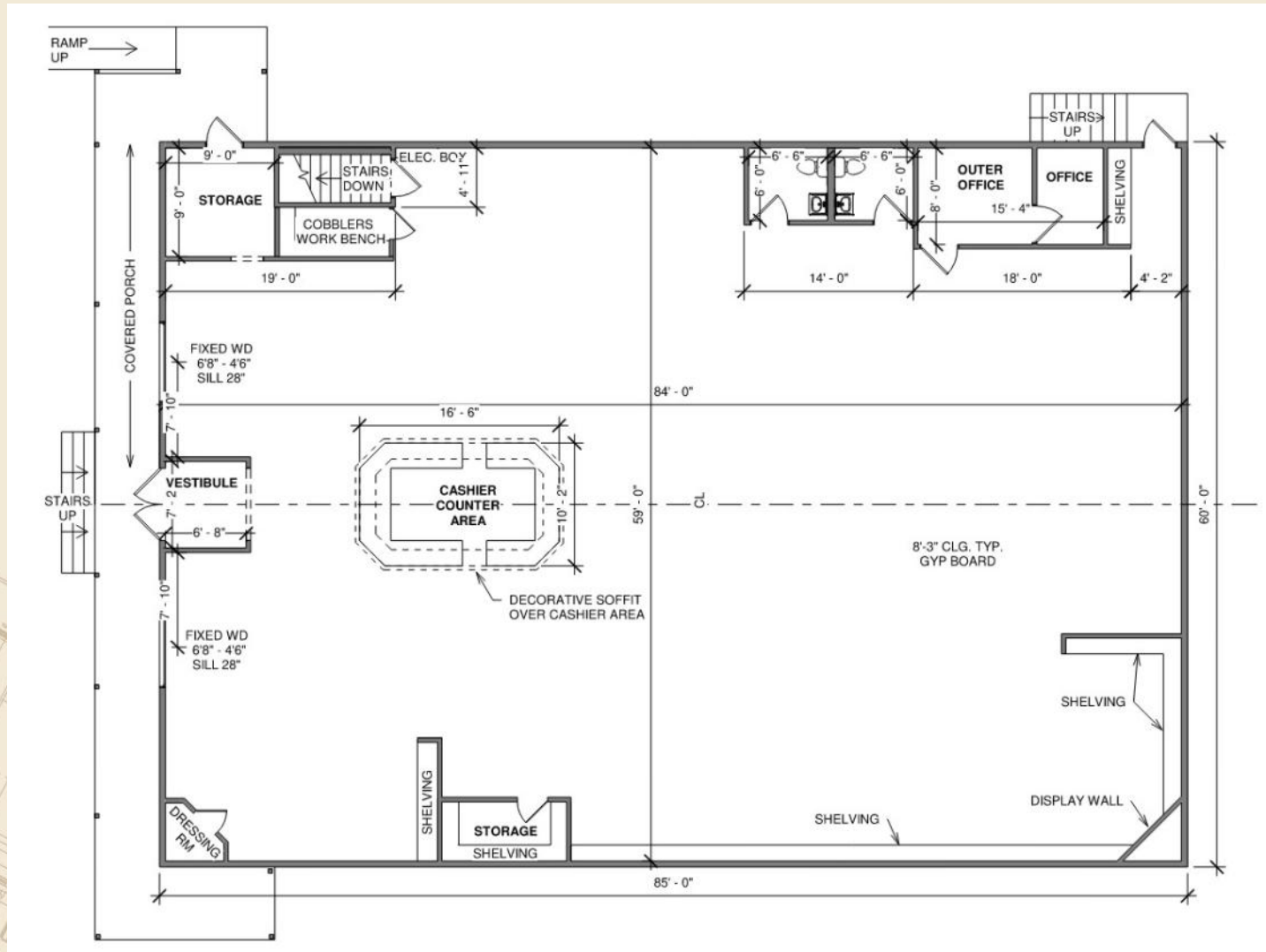
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FLOOR PLAN

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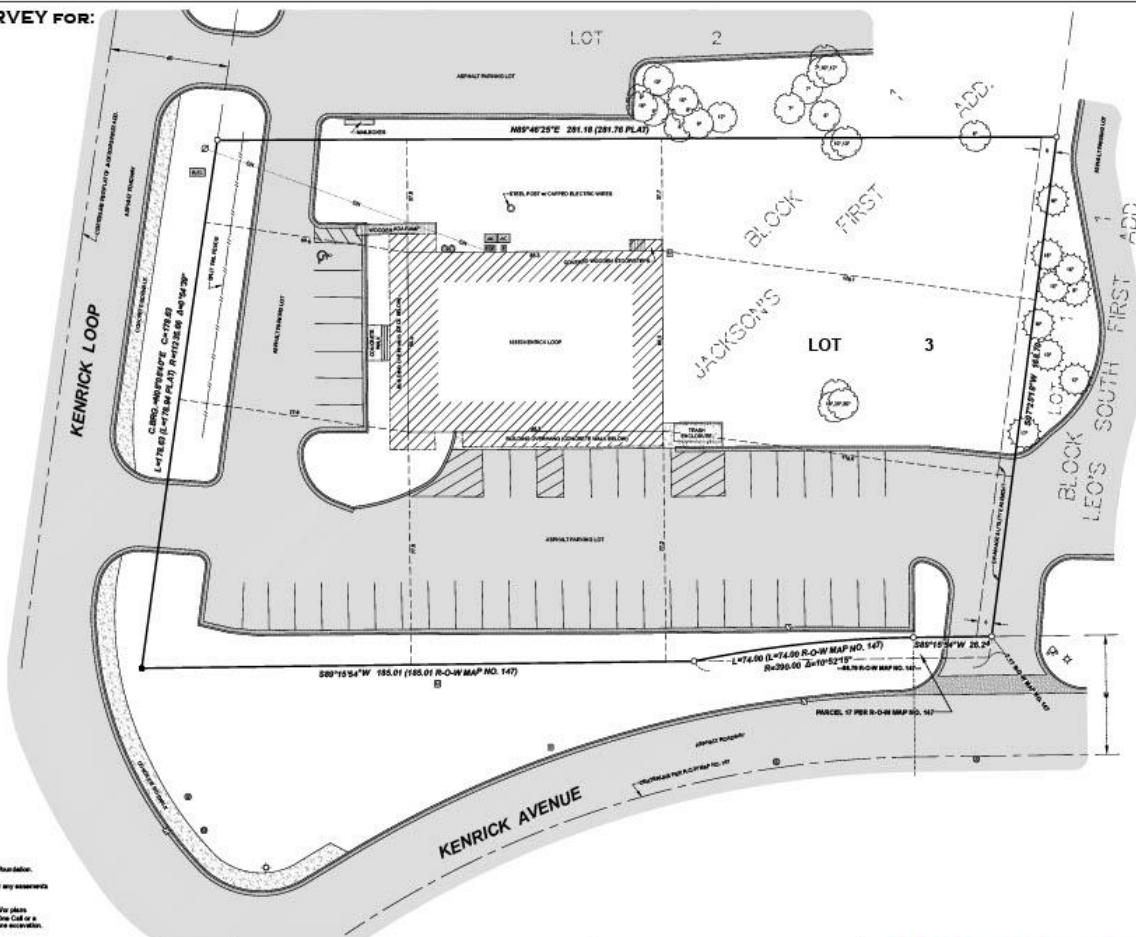
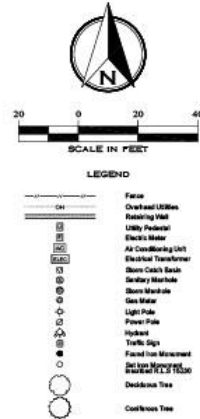


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SURVEY

RETAIL LEASE SPACE NEAR I-35 16350 KENRICK LOOP LAKEVILLE, MN 55044

CERTIFICATE OF SURVEY FOR: ANDY LARSON



ZONING:
C-3 (General Commercial District)

AREA:
Lot Area as Surveyed = 48,980 SF or 1.13 Acres

GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title curbed and was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans provided by others and are considered approximate. Digging State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

JOB NO. 294-25	SCALE 1" = 20'	SITE ADDRESS 16350 Kenrick Loop Lakeville, MN 55044
BOOK/PAGE 1 of 1	DRAWN CME	PROPERTY DESCRIPTION Lot 3, Block 1, JACKSONS FIRST ADDITION, Dakota County, Minnesota. Survey Parcel 17, Dakota County Map of New Map No. 147 (per Dakota County Property Information site)
SHEET 1 of 1	RENDERED CME	

DATE	REVISIONS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.
W. BROWN LAND SURVEYING, INC.
Woodrow A. Brown, R.L.S. MN REG. 15830
DATE: 10-09-2025

W. BROWN LAND SURVEYING, INC.
8035 OLD CEDAR AVENUE SO., SUITE 208
BLOOMINGTON, MN 55425
PH: 952.858.4235
WWW.BROWNLANDSURVEYING.COM
EMAIL: INFO@BROWNLANDSURVEYING.COM

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PHOTOS

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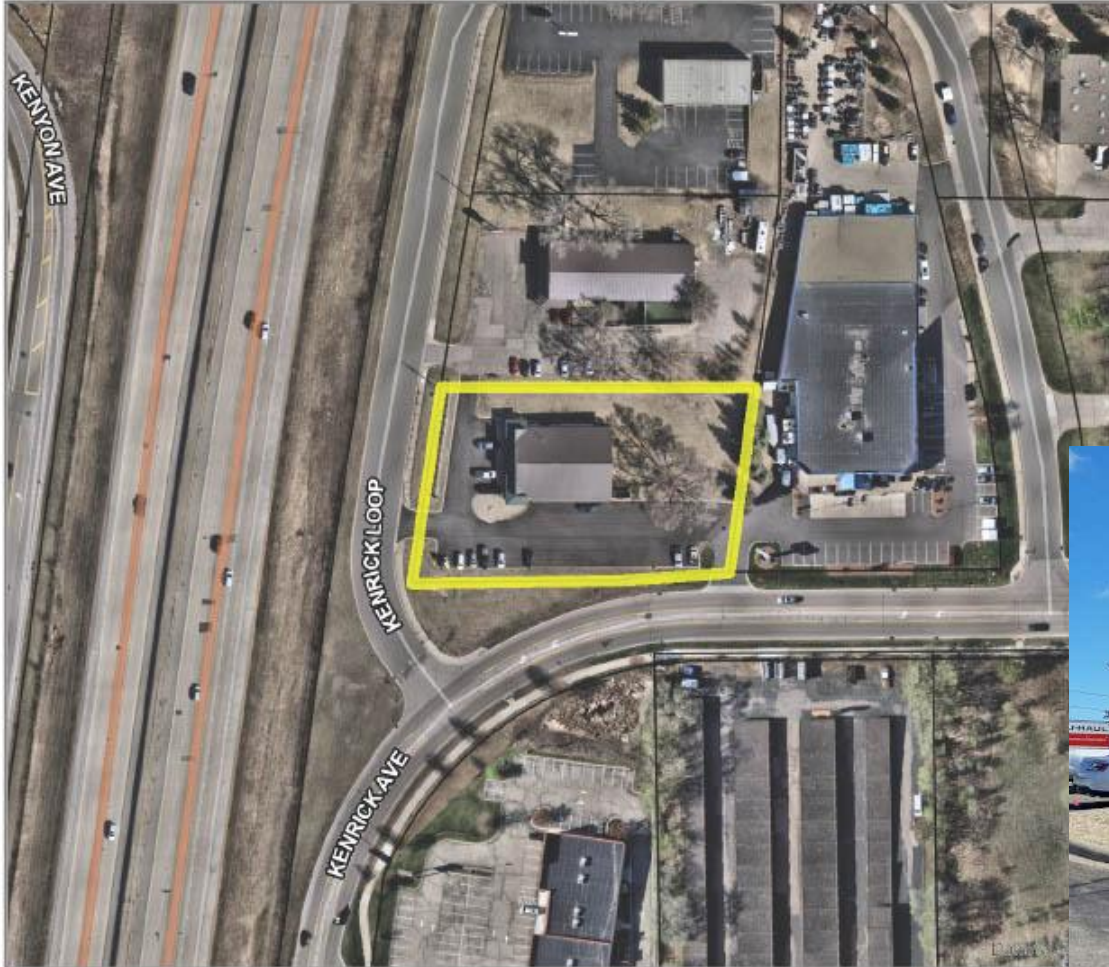


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AERIAL / SITE

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Dakota County PID 22-37900-01-030

10,200 SF Building

5,100 SF Available for Lease

1.13 Acre Lot



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AREA MAP

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