

RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044



FOR LEASE | RETAIL SPACE



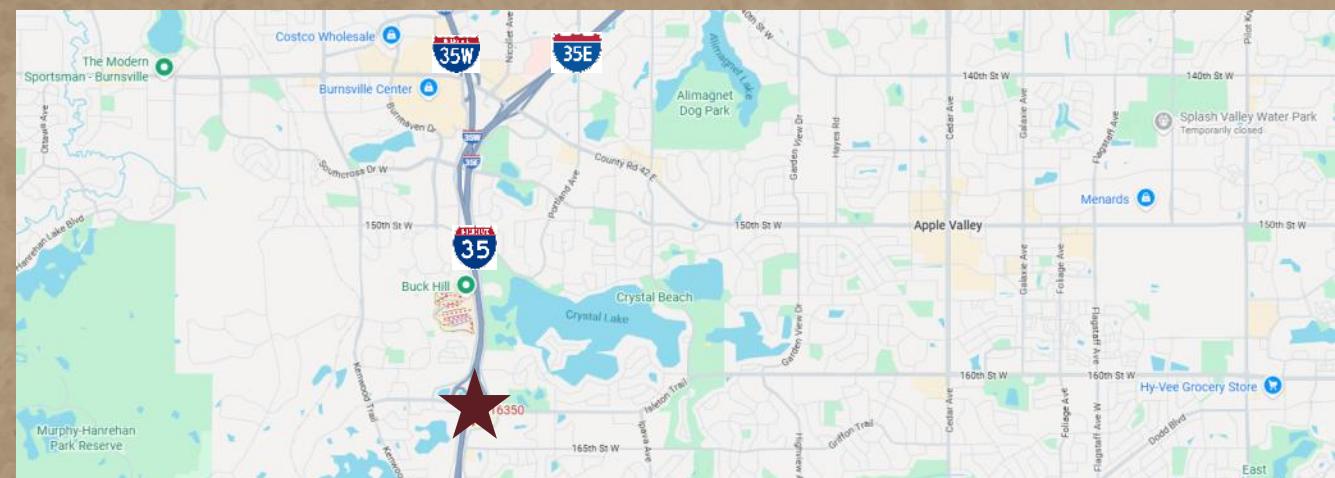
CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM



RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044

FOR LEASE | RETAIL SPACE



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

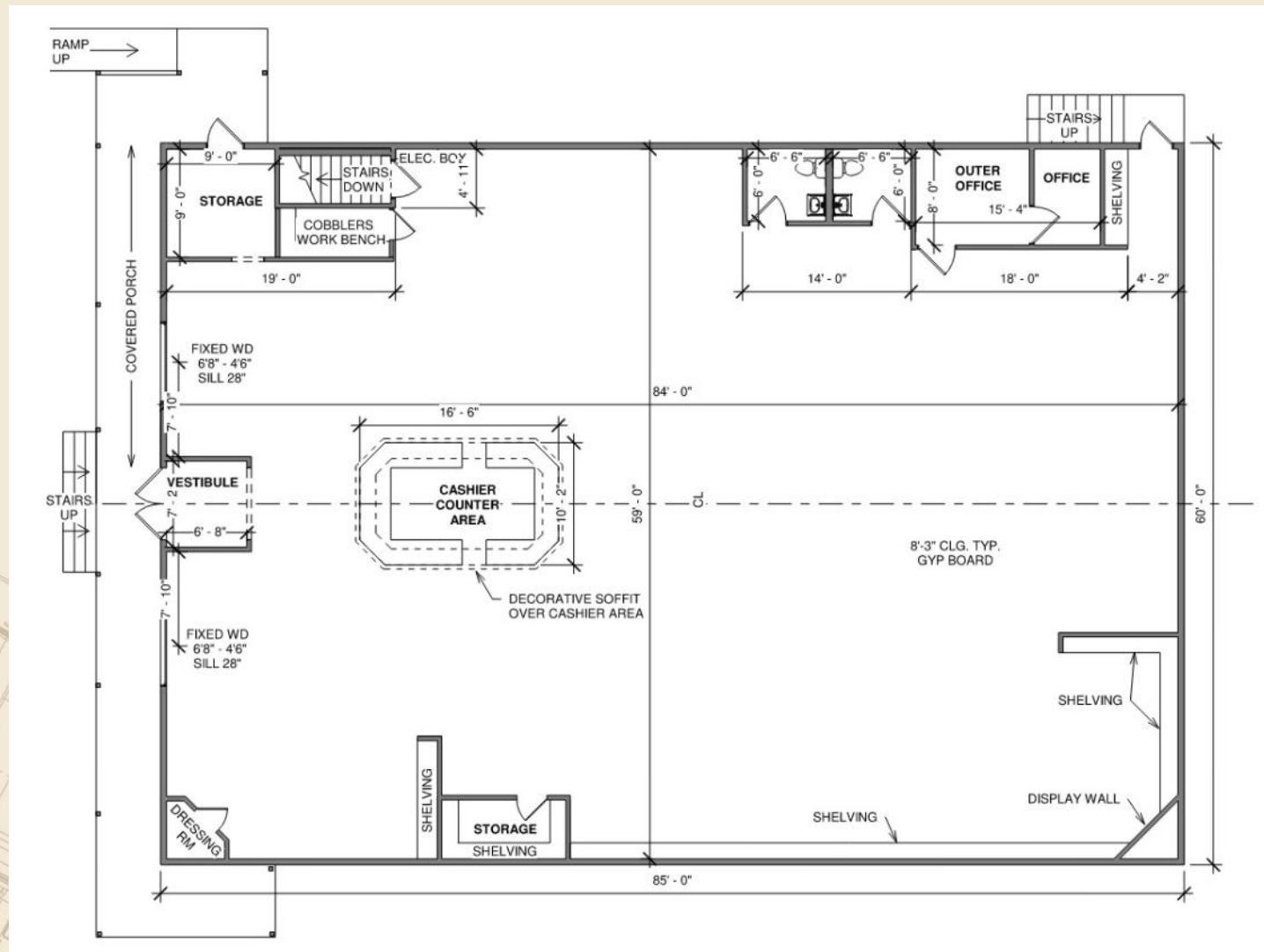


For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

FLOOR PLAN

RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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



RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044

SURVEY

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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



PHOTOS

RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



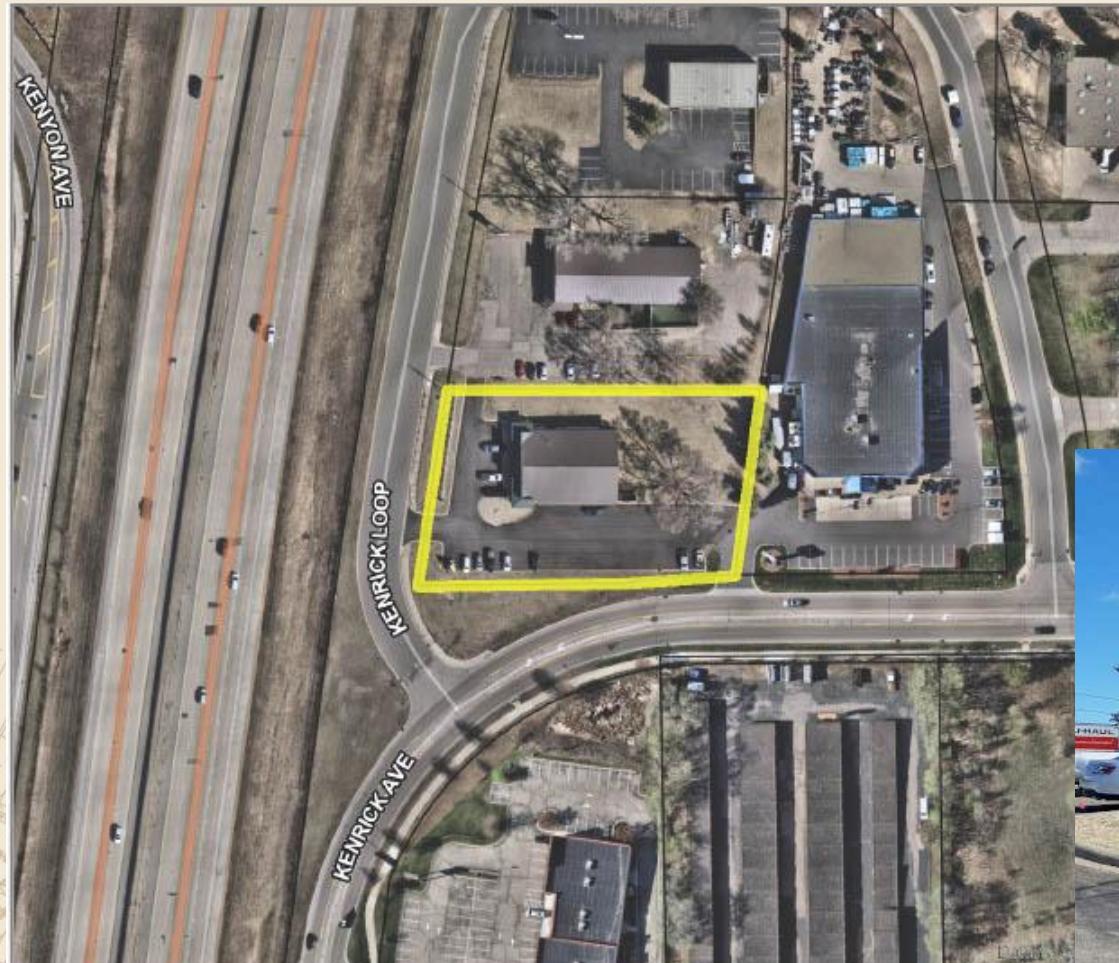
For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com



AERIAL / SITE

RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044



Dakota County PID 22-37900-01-030

10,200 SF Building

5,100 SF Available for Lease

1.13 Acre Lot



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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



AREA MAP

RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044

