

RETAIL FOR LEASE

McANDREWS CENTER

14001- 14033 Grand Ave • Burnsville, MN 55337



Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND REAL ESTATE ADVISORS

RETAIL FOR LEASE | McANDREWS CENTER • BURNSVILLE

HIGHLY VISIBLE RETAIL SPACE along the I-35W corridor in Burnsville.

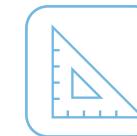
- Shadow anchored by Home Depot
- Prominent signage
- Established center with local and national tenants
- Flexible square foot sizes available
- Current tenants include: Avis Budget Rent Car Rental, Johnson Wellness & Fitness, Salon Centric, Ecofun Motorsports

NEGOTIABLE LEASE RATES

2025 TAX/CAM

CAM	\$5.50/SF
Tax	\$ 3.49/SF
Total	\$8.99/SF

- New ownership
- Professionally managed
- Strong trade area with major retailers in close proximity
- Tenant improvement allowance available



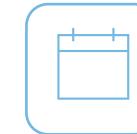
PROPERTY SIZE

32,948 SF



SITE

3.06 Acres



YEAR BUILT

1987



POPULATION - 3 MI

71,795



TRAFFIC COUNTS

I 35W 47,000+ VPD



SIGNAGE

Pylon & Building



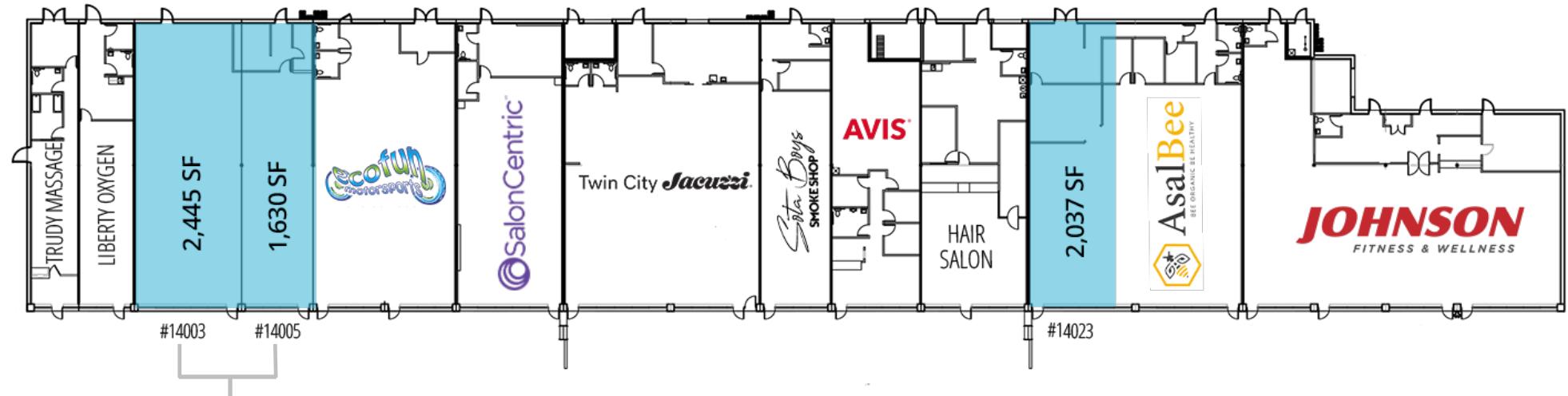
AVG HH INCOME – 3 MI

\$80,026

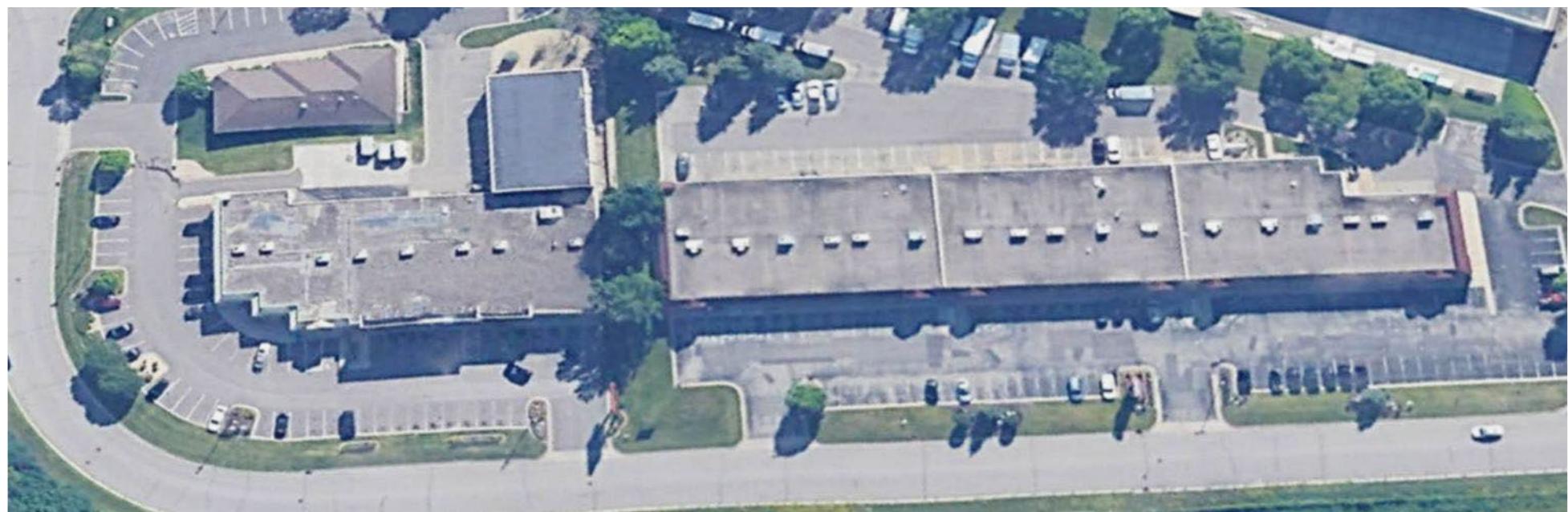
RETAIL FOR LEASE | McANDREWS CENTER • BURNSVILLE



RETAIL FOR LEASE | McANDREWS CENTER • BURNSVILLE



Can be combined
4,075 SF



RETAIL FOR LEASE | McANDREWS CENTER • BURNSVILLE



Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND REAL ESTATE ADVISORS

RETAIL FOR LEASE | McANDREWS CENTER • BURNSVILLE

