

# FORMER ARBY'S

8010 OLD CARRIAGE CT SHAKOPEE, MN 55379



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## DETAILS

<b>LOCATION</b>	8010 Old Carriage Ct Shakopee, MN 55379
<b>PRICE</b>	\$2,500,000
<b>COUNTY</b>	Scott
<b>YEAR BUILT</b>	2003
<b>TYPE</b>	Retail
<b>OCCUPANCY</b>	Single Tenant
<b>LANDSIZE</b>	1.18 acres
<b>BUILDING SIZE</b>	3,662 SF
<b>SUBMARKET</b>	MN - Southwest



## SALE HIGHLIGHTS

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- Plentiful Traffic Drivers, Retail and Non-Retail
- Strategically located in an outstanding population growth area
- Extremely high traffic counts per day with very favorable traffic patterns
- Very visible signage
- Spacious parking lot



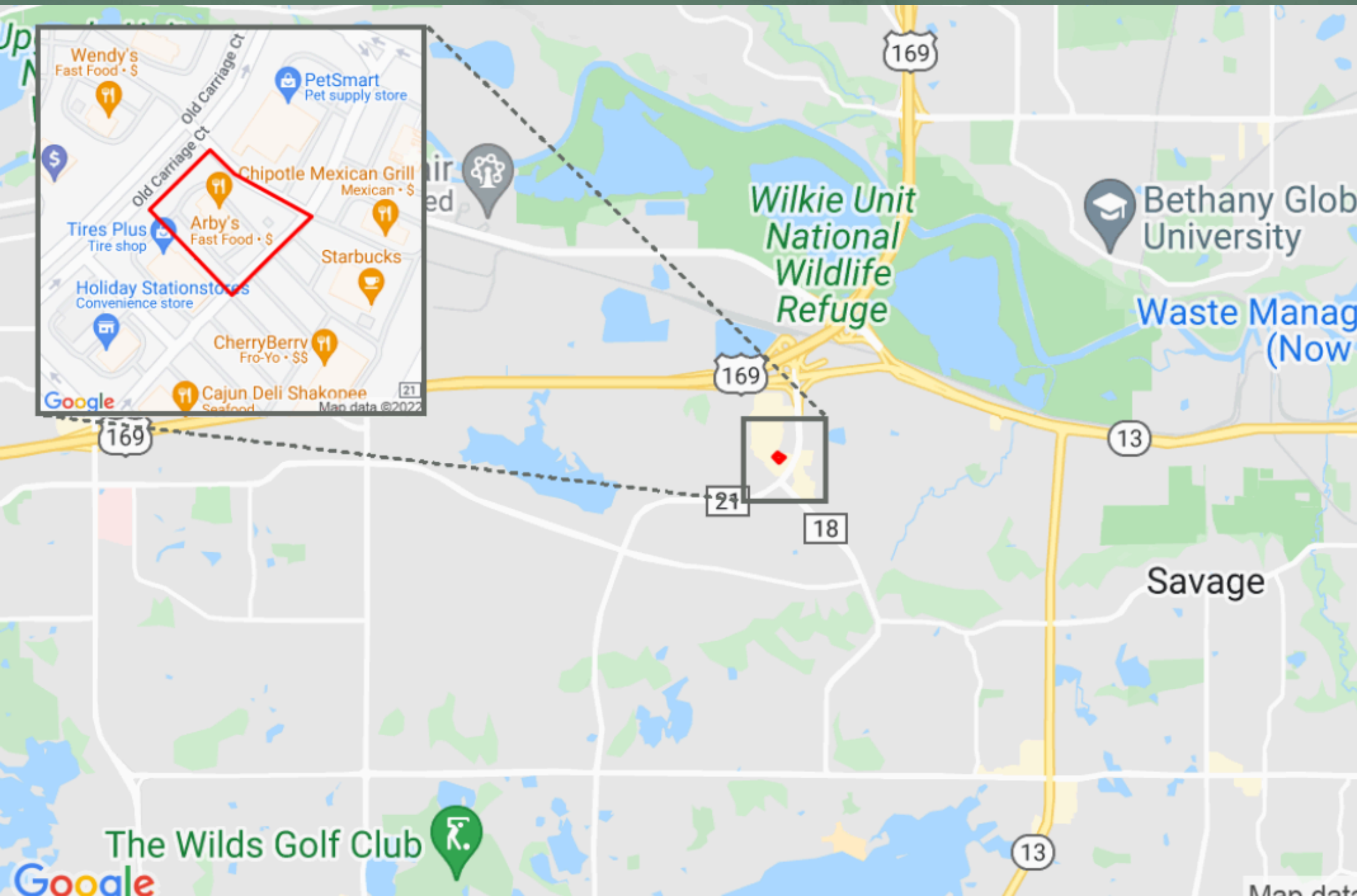
# FORMER ARBY'S, SHAKOPEE, MN



**NEARBY RETAIL**



# FORMER ARBY'S, SHAKOPEE, MN



## ABOUT SHAKOPEE

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Sited on the south bank bend of the Minnesota River, Shakopee and nearby suburbs comprise the southwest portion of Minneapolis-Saint Paul, the sixteenth-largest metropolitan area in the United States, with 3.6 million people. The population of Shakopee was 43,698 at the 2020 census. The Metropolitan Council estimated Shakopee's population at 41,528 as of July 2020.



# SHAKOPEE



# DEMOGRAPHICS

## CITY, STATE

**Shakopee, MN**

## POPULATION

**56,617**

## AVG. HH SIZE

**2.57**

## MEDIAN HH INCOME

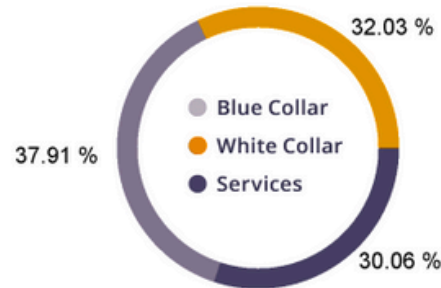
**\$86,381**

## HOME OWNERSHIP

Renters: **3,539**

Owners: **17,319**

## EMPLOYMENT



**55.97 %**  
Employed

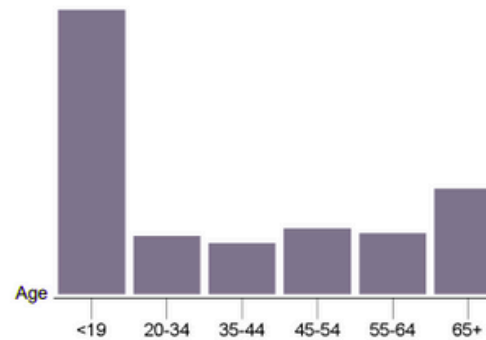
**1.28 %**  
Unemployed

## EDUCATION

High School Grad: **20.40 %**  
Some College: **23.24 %**  
Associates: **7.67 %**  
Bachelors: **46.05 %**

## GENDER & AGE

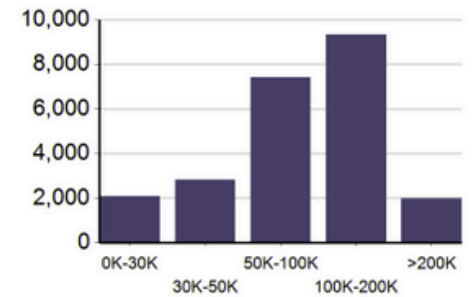
**49.26 %** **50.74 %**



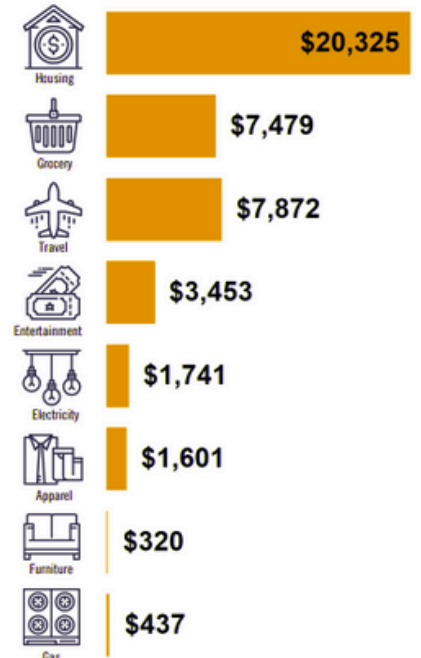
## RACE & ETHNICITY

White: **60.66 %**  
Asian: **24.95 %**  
Native American: **0.32 %**  
Pacific Islanders: **0.00 %**  
African-American: **7.12 %**  
Hispanic: **3.39 %**  
Two or More Races: **3.57 %**

## INCOME BY HOUSEHOLD



## HH SPENDING





# TRAFFIC COUNTS

<b>1</b>	Old Carriage Ct Year: 2022	19,128	<b>2</b>	Penstemon Ln Year: 2022	7,250	<b>3</b>	Shakopee Byp Year: 2022	7,302	<b>4</b>	Shakopee Byp Year: 2022 Year: 2019	5,092 5,100	<b>5</b>	Shakopee Byp Year: 2022 Year: 2018 Year: 2017	31,099 37,000 28,000
<b>6</b>	Eagle Creek Blvd Year: 2022	9,338	<b>7</b>	Shakopee Byp Year: 2021	4,027	<b>8</b>	W Hwy 101 Frontage Rd Year: 2021	1,865	<b>9</b>	Co Rd 21 Year: 2021	1,851	<b>10</b>	Co Rd 21 Year: 2021	8,300
<b>11</b>	Co Rd 21 Year: 2021	3,989	<b>Eagle Creek Boulevard</b> Muhlenhardt Rd Year: 2021 Year: 2017 Year: 2015	<b>12</b> 3,137 3,400 2,950	<b>Hansen Blvd</b> Co Rd 21 Year: 2019	<b>13</b> 26,000	<b>Crossings Blvd</b> Fox Run Year: 2019	<b>14</b> 5,300	<b>Stagecoach Rd</b> Boiling Springs Ln Year: 2019 Year: 2015 Year: 2007	<b>15</b> 1,400 1,250 1,350				
<b>16</b>	<b>Stagecoach Rd</b> 13th Ave E Year: 2019 Year: 2015 Year: 2007	2,900 2,800 1,900	<b>Riverside Dr</b> Grove Dr Year: 2019	<b>17</b> 11,000	<b>Shakopee Byp</b> Co Rd 21 Year: 2019	<b>18</b> 25,500	<b>Shakopee Byp</b> Co Rd 21 Year: 2019 Year: 2018	<b>19</b> 55,000 55,000	<b>13th Ave</b> Stagecoach Rd Year: 2019 Year: 2015 Year: 2007	<b>20</b> 1,700 1,800 1,300				



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