

FOR LEASE

# BURNSVILLE CROSSING

BURNSVILLE, MINNESOTA



49,500 VPD

53,100 VPD

47,182 VPD

68,566 VPD

51,888 VPD

28,300 VPD

County Road 42

Plymouth Ave

2,173 VPD





# THE PROPERTY

# BURNSVILLE CROSSING

## BURNSVILLE, MN



### address

14270 Plymouth Avenue  
Burnsville, MN 55337

### availability

1,800 SF

### features

- Regional trade area, with strong demographics
- Ample parking
- Strong visibility and traffic counts
- 51,800 VPD on 35E & 28,300 VPD on CR 42
- Easy access with lighted intersection
- Mix of Junior box and small shops

### 2024 rates (budgeted psf)

BASE RENT	Neg.
CAM	\$4.11
INS	\$0.49
RE TAX	\$2.86
<b>TOTAL</b>	<b>\$7.46</b>



# BURNSVILLE CROSSING

## BURNSVILLE, MN

neighboring tenants

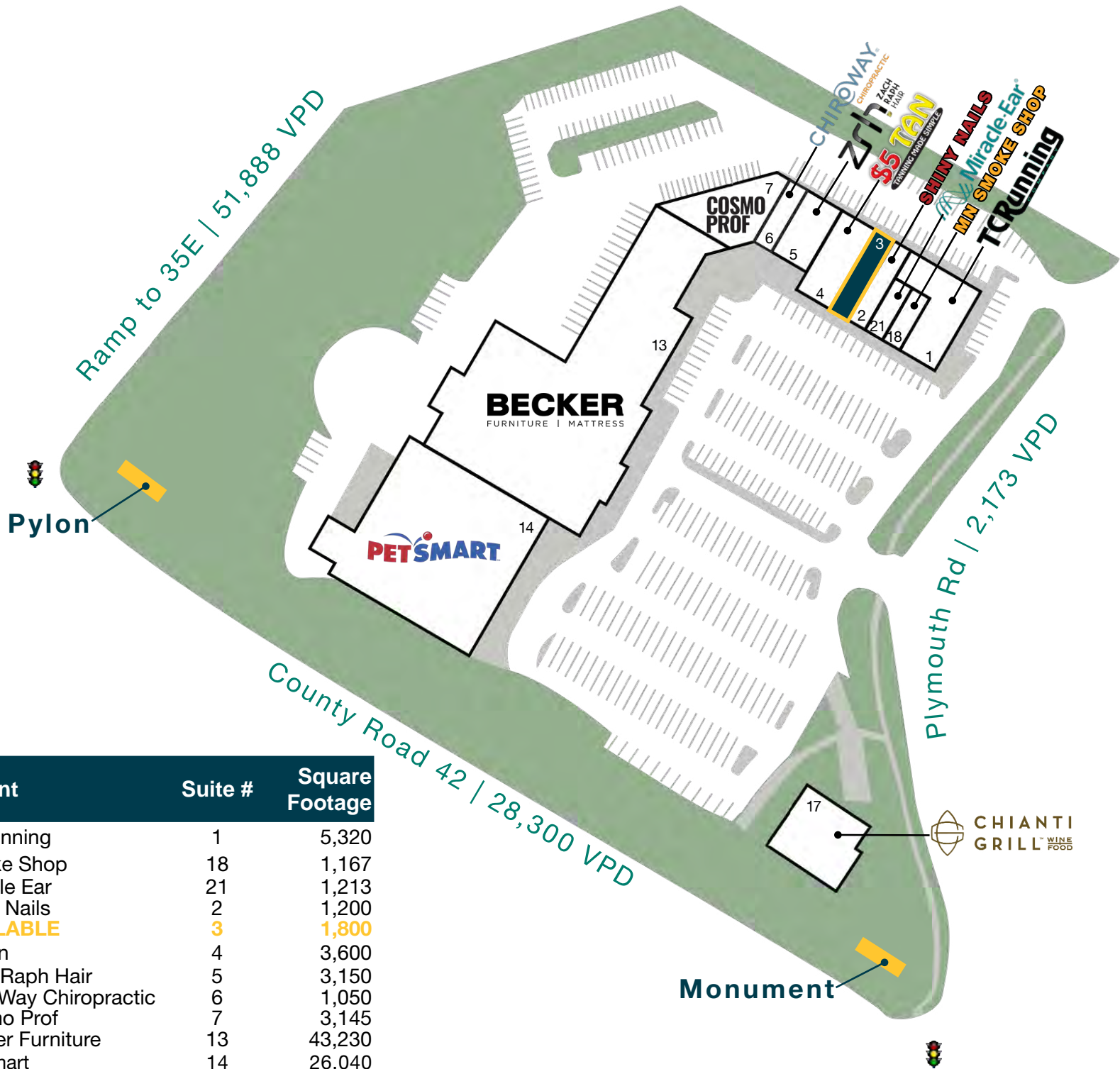


demographics

	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$94,344	\$113,389	\$125,622
POPULATION	9,943	83,275	190,249
DAYTIME POPULATION	13,736	79,195	162,127
HOUSEHOLDS	4,102	31,971	71,249



# PROPERTY SITE PLAN



Tenant	Suite #	Square Footage
TCRunning	1	5,320
Smoke Shop	18	1,167
Miracle Ear	21	1,213
Shiny Nails	2	1,200
<b>AVAILABLE</b>	<b>3</b>	<b>1,800</b>
\$5 Tan	4	3,600
Zach Raph Hair	5	3,150
ChiroWay Chiropractic	6	1,050
Cosmo Prof	7	3,145
Becker Furniture	13	43,230
PetSmart	14	26,040
Chianti Grill	17	6,295



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