

SOUTH LAKE VILLAGE

16731 Highway 13 S. Prior Lake, MN 55372



OFFICE AND RETAIL SPACE FOR LEASE

Size: 81,229 SF / 5.48 Acres

Year Built: 1975

Available Space:

- Contiguous: 1,008-3,024 SF
- Suite 111: 3,522-4,522 SF

Lease Rates: \$12-\$22 psf Net

CAM, Tax & Insurance: \$10.08 psf

South Lake Village is an office and retail complex offering both storefront and interior opportunities. The property is anchored by Lunds & Byerly's with prime frontage along Highway 13 in Prior Lake's central business district. With abundant parking and several dining and entertainment options, South Lake Village has become a popular commercial destination in this affluent exurb of the Twin Cities.



Kevin Peck
Senior Vice President, Principal
Suntide Commercial Realty
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-834-2250
kevinpeck@suntide.com



Andy Manthei
Senior Vice President, Principal
AMK Properties | Suntide Commercial Realty
2550 University Ave. W. #305-S
St. Paul, MN 55114
651-331-9136
amanthei@suntide.com

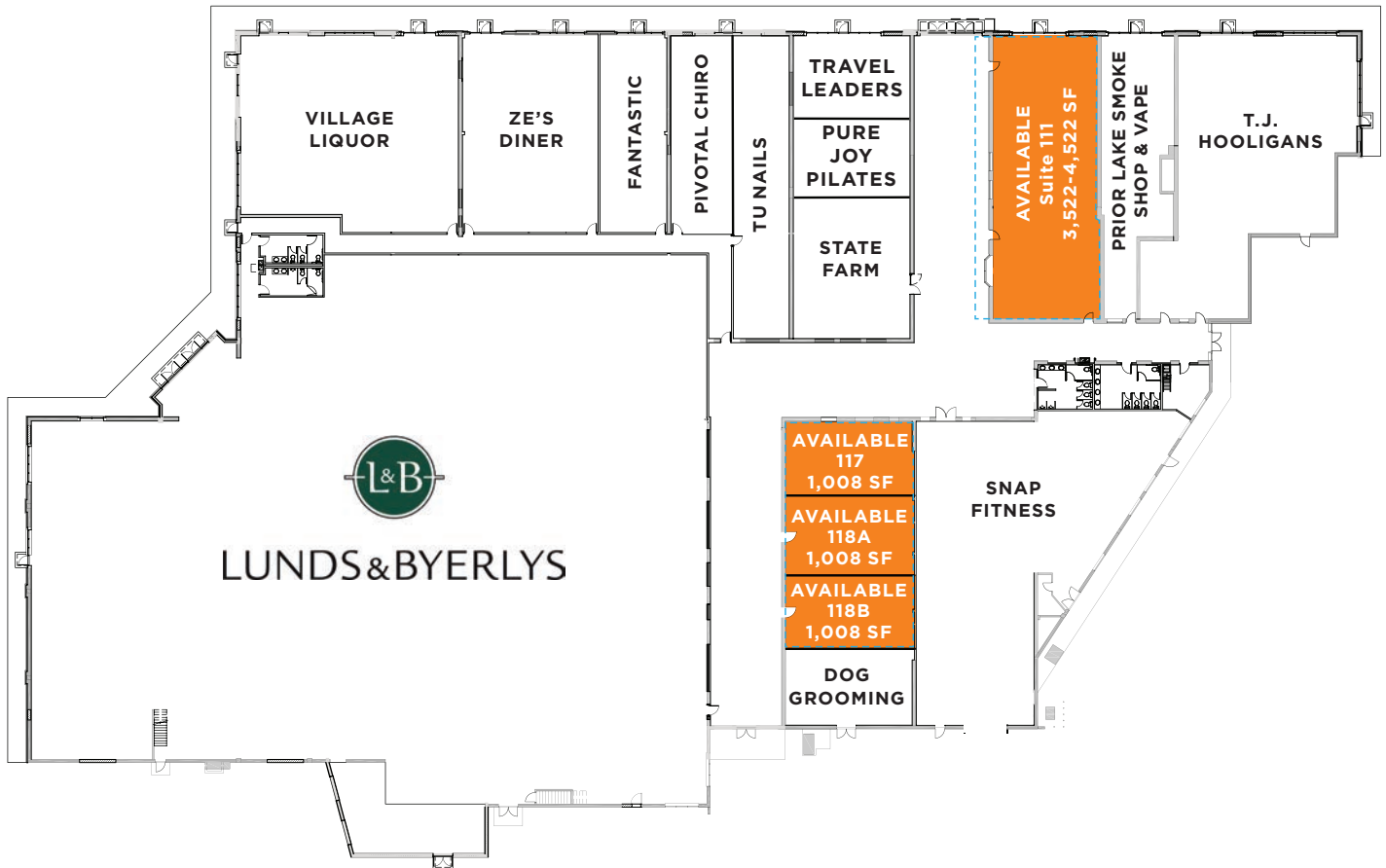
SOUTH LAKE VILLAGE

16731 Highway 13 S. Prior Lake, MN 55372

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	4,808	19,175	34,449
Total Households	2,268	10,299	21,319
Average HH Income	\$95,967	\$103,044	\$106,239

Traffic Counts (MNDOT 2026) Highway 13 - 18,826 vpd,
Duluth Avenue - 4,666 vpd, Park Nicollet Avenue - 5,820 vpd



Kevin Peck
Senior Vice President, Principal
Suntide Commercial Realty
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-834-2250
kevinpeck@suntide.com



Andy Manthei
Senior Vice President, Principal
AMK Properties | Suntide Commercial Realty
2550 University Ave. W. #305-S
St. Paul, MN 55114
651-331-9136
amanthei@suntide.com

SOUTH LAKE VILLAGE

16731 Highway 13 S. Prior Lake, MN 55372

RETAIL MAP



Kevin Peck
Senior Vice President, Principal
Suntide Commercial Realty
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-834-2250
kevinpeck@suntide.com



Andy Manthei
Senior Vice President, Principal
AMK Properties | Suntide Commercial Realty
2550 University Ave. W. #305-S
St. Paul, MN 55114
651-331-9136
amanthei@suntide.com