

RETAIL FOR LEASE

McANDREWS CENTER

14001- 14033 Grand Ave • Burnsville, MN 55337



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

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RETAIL FOR LEASE | McANDREWS CENTER • BURNSVILLE

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

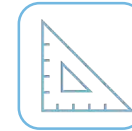
- Shadow anchored by Home Depot
- Prominent signage
- Established center with local and national tenants
- Flexible square foot sizes available
- Current tenants include: Avis Budget Rent Car Rental, Johnson Wellness & Fitness, GameStop, Salon Centric, Ecofun Motorsports

NEGOTIABLE LEASE RATES

2024 TAX/CAM

CAM	\$5.46/SF
Tax	<u>\$ 3.49/SF</u>
Total	\$8.95/SF

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



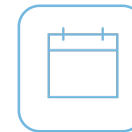
PROPERTY SIZE

32,948 SF



SITE

3.06 Acres



YEAR BUILT

1987



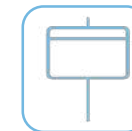
POPULATION- 3 MI

71,795



TRAFFIC COUNTS

I 35W 47,000+ VPD



SIGNAGE

Pylon & Building



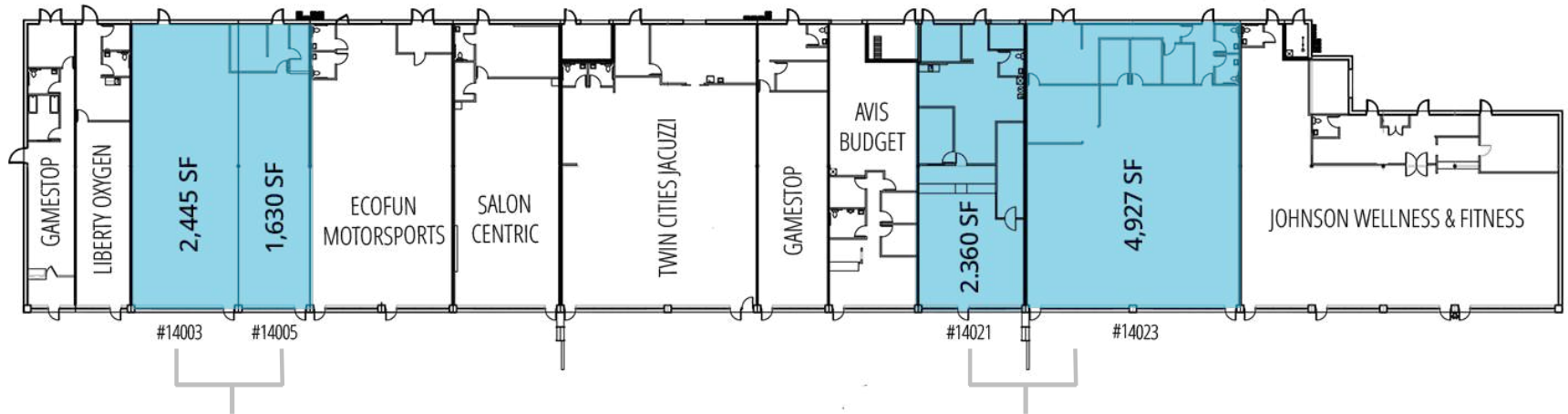
AVG HH INCOME – 3 MI

\$80,026

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Can be combined
4,075 SF

Can be combined
7,287 SF



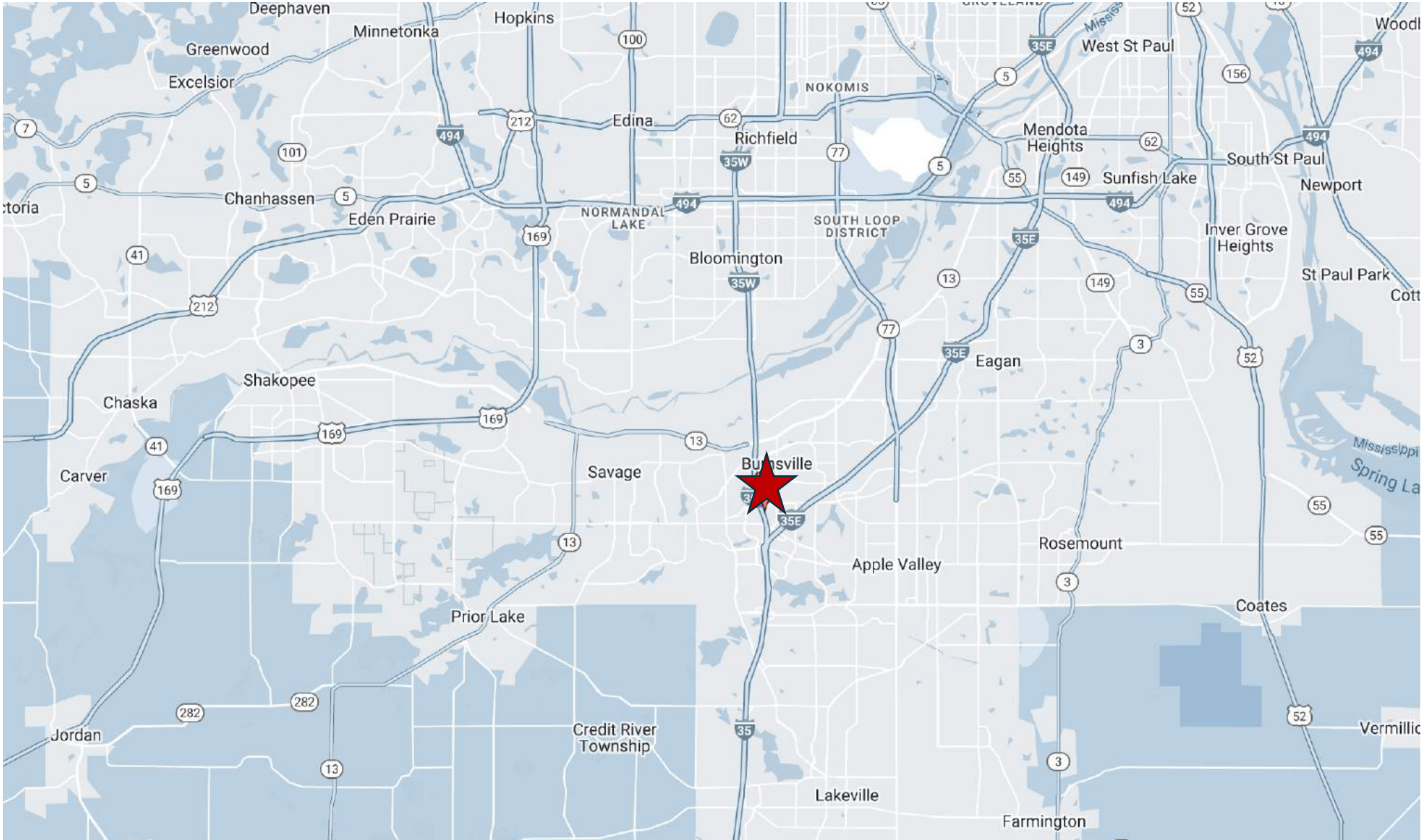
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