

Retail Suite For Lease at Eagle Creek Plaza

471 Marschall Rd,
Shakopee, MN 55379



A fast-growing city experiencing consistent population and income growth year after year. This property is situated on a high-traffic corridor with over 12,000 vehicles passing daily, ensuring tremendous visibility for any business. With its convenient location and ample on-site parking, Eagle Creek Plaza offers an ideal opportunity for retailers, restaurants, service businesses and more to capitalize on Shakopee's thriving economy.

Median HH Income within 3 miles:
\$97,810

Easy Access to Hwy 169 & MN-101

1 Drive-in Door - 8 ft Clear Height

Private Bathroom

Ample Parking

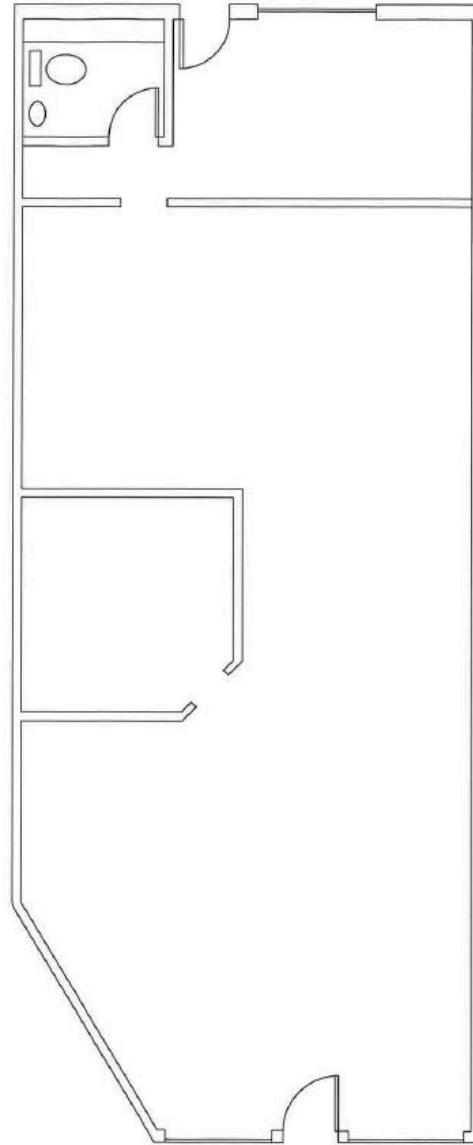


Property Type	Retail
County	Scott
Asking Rent	\$14.00-\$16.00/SF
CAM/Tax	\$7.71/SF
Available SF	1,700 SF
Loading	1 Drive-in Door
Availability Date	8/1/2024
Lease Type	NNN
Suite #	491
Parking Spaces	175
Parking Ratio	6.59/1,000 SF
Total Building SF	26,460 SF
Year Built	1987
Traffic Count	12,321 VPD
Tenancy Type	Multi
Zoning	R-1
Class	B



Co-tenants
Merwin Liquors
Arrow Hardware & Paint
Metro by T-Mobile
Sherwin-Williams
Pizza Man







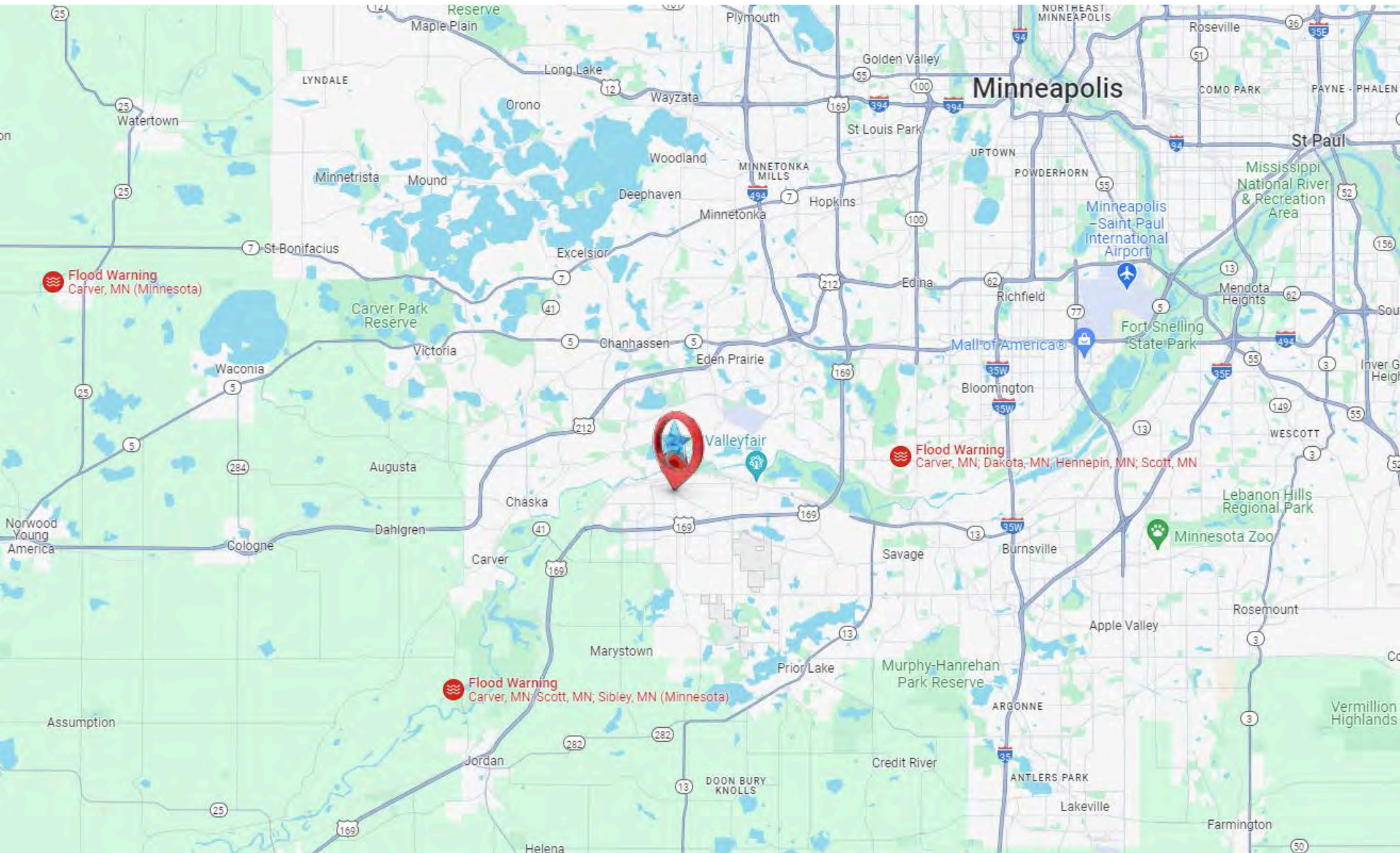
7401 Bush Lake Rd Edina, MN 55439.



zach@caspianrealty.com



www.caspianrealty.com



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zach@caspianrealty.com



www.caspianrealty.com

MARKET OVERVIEW

Income

Median Household Income

\$109,031

National \$69,021

Median Individual Income

\$45,545

National \$34,429

Household Income Brackets



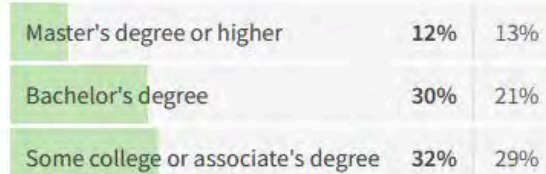
Individual Income Brackets



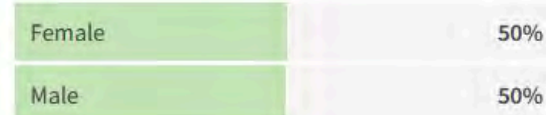
Scott County Demographics

Education Levels

National



Gender



Age



Racial Diversity



Scott County is one of Minnesota's best-kept secrets. When you have great housing, fantastic entertainment—let's face it, can you beat the excitement of a run at a Blackjack table or the stomach-flip of the Corkscrew?—economic growth, and a community that cares about their neighbors, why would you live, work, or play anywhere else?

Scott County is a fantastic place to do create or expand business! Whether commercial, industrial, or agricultural, Scott County has the right opportunity for you.

At Caspian Group, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.


We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose Caspian Group, where your real estate goals become our mission.



ZACH KAPLAN | Associate


 zach@caspianrealty.com

 405-517-6591



DREW BONJEAN | Director

 drew@caspianrealty.com

 952-412-0565