

# SOUTHBRIDGE CROSSING

Space Available  
Shakopee, MN

Highway 169 & County Road 21 | Shakopee, MN 55379



Southbridge Crossing is an active retail development with excellent Highway 169 visibility. Three multi-tenant buildings were constructed in 2003 and the fourth, occupied by PetSmart, was completed in 2013. Southbridge Crossing is a well maintained shopping center with an excellent tenant mix and ample parking. For more information or to schedule a property tour please contact us directly.

## Available For Lease

**1,113 SF** - Former Weight Loss Center

**1,400 SF** - Former Cellular Store





**1,422 SF** - Former Subway

**1,773 SF** - Former Dry Cleaner

- **High Visibility to Hwy. 169 & CR-21**
- **Negotiable Rates & TI's**
- **Immediate Occupancy Available**
- **Ideal Location for a Variety of Retail or Service-Related Uses**

**Tour Today!**

## Demographics

	1 - Mile	3 - Miles	5 - Miles
 <b>Population</b>	5,676	33,995	139,292
 <b>Daytime Population</b>	2,182	17,215	62,494
 <b>Households</b>	1,665	11,956	51,655
 <b>Average HH Income</b>	\$200,909	\$176,713	\$151,338

DATA SOURCE: STDB | ESRI

## Leasing Info

**Brian Merz**  
(763) 285-7235  
bmerz@hjdevelopment.com

**Chris Moe**  
(763) 285-7236  
cmoe@hjdevelopment.com

hjdevelopment.com

**HJ** hj development



## Independently Owned/Operated

- Arby's
- Chase Bank
- Chipotle
- Chili's
- Multi-Tenant Retail
- South Metro FCU
- Tires Plus

### Building A - 8064-8088

Suite	Old Carriage Ct. N.	Sq. Ft.
8062	Panera	4,447
8068	DermaPlus Aesthetics	1,059
8070	Kota Botanics	1,095
8072	Vacant	1,773
8074	Gentle Dentistry	1,427
8076	Christensen Jewelers	1,400
8078	European Wax Center	1,448
8080	Tokyo Sushi	1,773
8082	Vacant	1,448
8084	Cherry Berry	1,605
8088	Old Southern BBQ	2,828

### Building B - 8030-8048

Suite	Old Carriage Ct. N.	Sq. Ft.
8030	Vacant	1,422
8032	The UPS Store	1,457
8034	Original Mattress	2,943
8038	E-Nails Salon & Spa	1,113
8040	Vacant	1,113
8042	GameStop	1,400
8044	Vacant	1,400
8046	Cajun Deli	1,083
8048	SOI 21 Asian Bistro	1,868
<b>Outlots - 8002 &amp; 8011</b>		
Suite	Old Carriage Ct. N.	Sq. Ft.
8002	Holiday Gas	6,394
8011	Wendy's	2,232

### Building M - 8051-8091

Suite	Old Carriage Ct. N.	Sq. Ft.
8051	Michaels	21,840
8071	Southbridge Liquor	2,360
8075	Once Upon a Child	6,032
8085	Local Imports	9,888
8091	Innovative Insurance	5,365

### Building P - 8014-8022

Suite	Old Carriage Ct. N.	Sq. Ft.
8014	Petsmart	12,416
8022	Bricks & Minifigs	2,054





# Southbridge Crossing

Highway 169 & County Road 21 | Shakopee, MN 55379



2655 Cheshire Lane North • Plymouth • MN • 55447 • [hjdevelopment.com](http://hjdevelopment.com)