

14321 Nicollet Court

14321 Nicollet Court | Burnsville, MN 55306

www.cbre.com



Property & Area Highlights

Property Features

- Strategically positioned at the entrance to the vibrant Burnsville retail trade area, this property boasts unparalleled visibility and accessibility.
- 12,251 GLA

Availabilities

- Suite 150: 2,050 SF

2026 CAM & Tax

- \$14.16 PSF (\$8.76 CAM/Ins and \$5.40 Taxes)

Traffic Counts

- 50,714 vpd | County Road 42 W
- 15,146 vpd | Nicollet Ave
- 54,438 vpd | I-35W

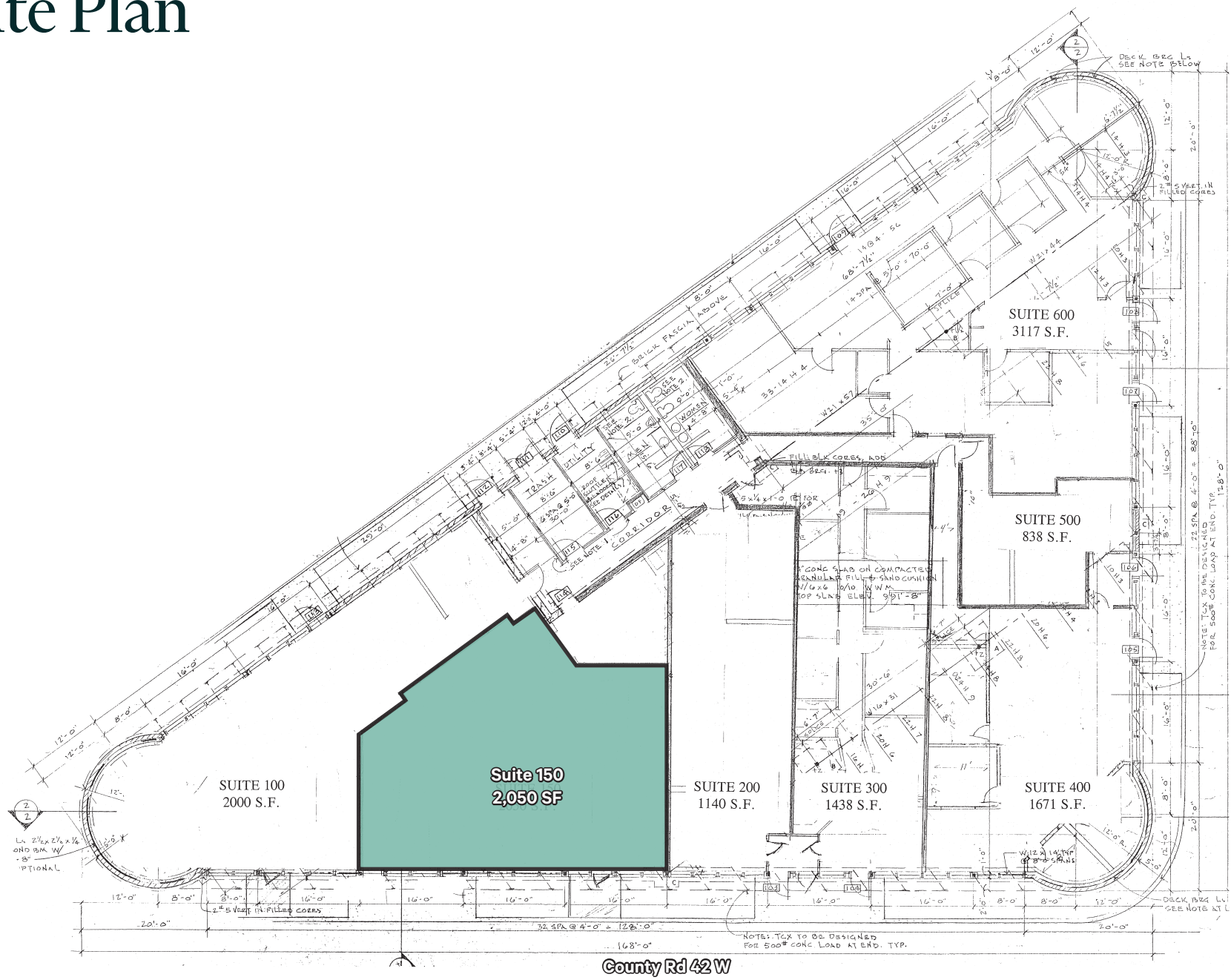
Demographics

	1 Mile	3 Miles	5 Miles
Population	10,341	80,727	187,378
Daytime Population	14,580	76,271	165,035
Households	4,219	30,998	70,226
Average Household Income	\$96,580	\$119,073	\$130,405

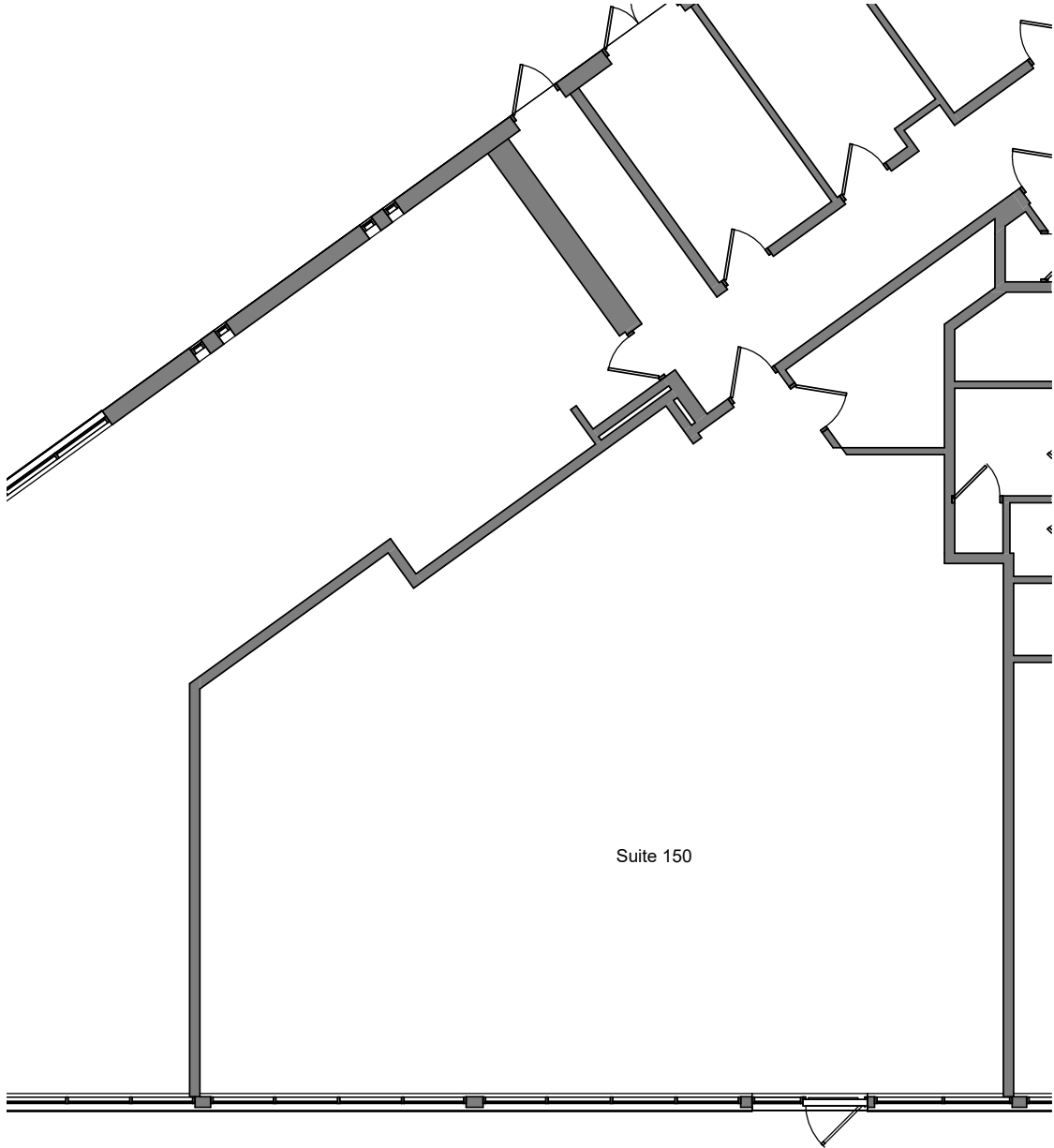
Nearby Tenants



Site Plan



Space Plan





Contact Us

David Daly

Senior Vice President
+1 612 201 9398
david.daly@cbre.com

Matt Friday

Senior Vice President
+1 612 961 2675
matt.friday@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.