

FOR SALE

WALGREENS-NNN SALE

15,225 SF RETAIL



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FORTE
REAL ESTATE PARTNERS

PROPERTY FEATURES

14700 Lac Lavon Drive | Burnsville, MN 55306

Building Information

Building Size	15,225 SF
Site Size	1.73 Acres (75,359 SF)
Year Built	1991; renovated in 2005
PID	02-18090-01-011
Occupancy Type	Single-tenant NNN
Zoning	B-2
Sale Price	\$3,100,000
2025 Taxable Amount	\$79,218
Lease Expiration	11/30/2055 *Termination rights starting Dec 1, 2030

The 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.

- Excellent visibility along County Road 42
- NOI: \$220,000.00
- Expansion completed in 2005
- Surrounded by commercial and residential development
- Features a drive thru lane on the east side of the building



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Strategically positioned on a prominent retail corridor, this single-tenant Walgreens enjoys exceptional visibility along County Road 42, nestled between major interstates I-35E/I-35W and Cedar Avenue. The property sits on a 1.73-acre site and features a 15,225 square foot building constructed in 1991. With strong traffic counts and proximity to key residential and commercial areas, this location offers a stable investment opportunity in a high-demand retail zone.



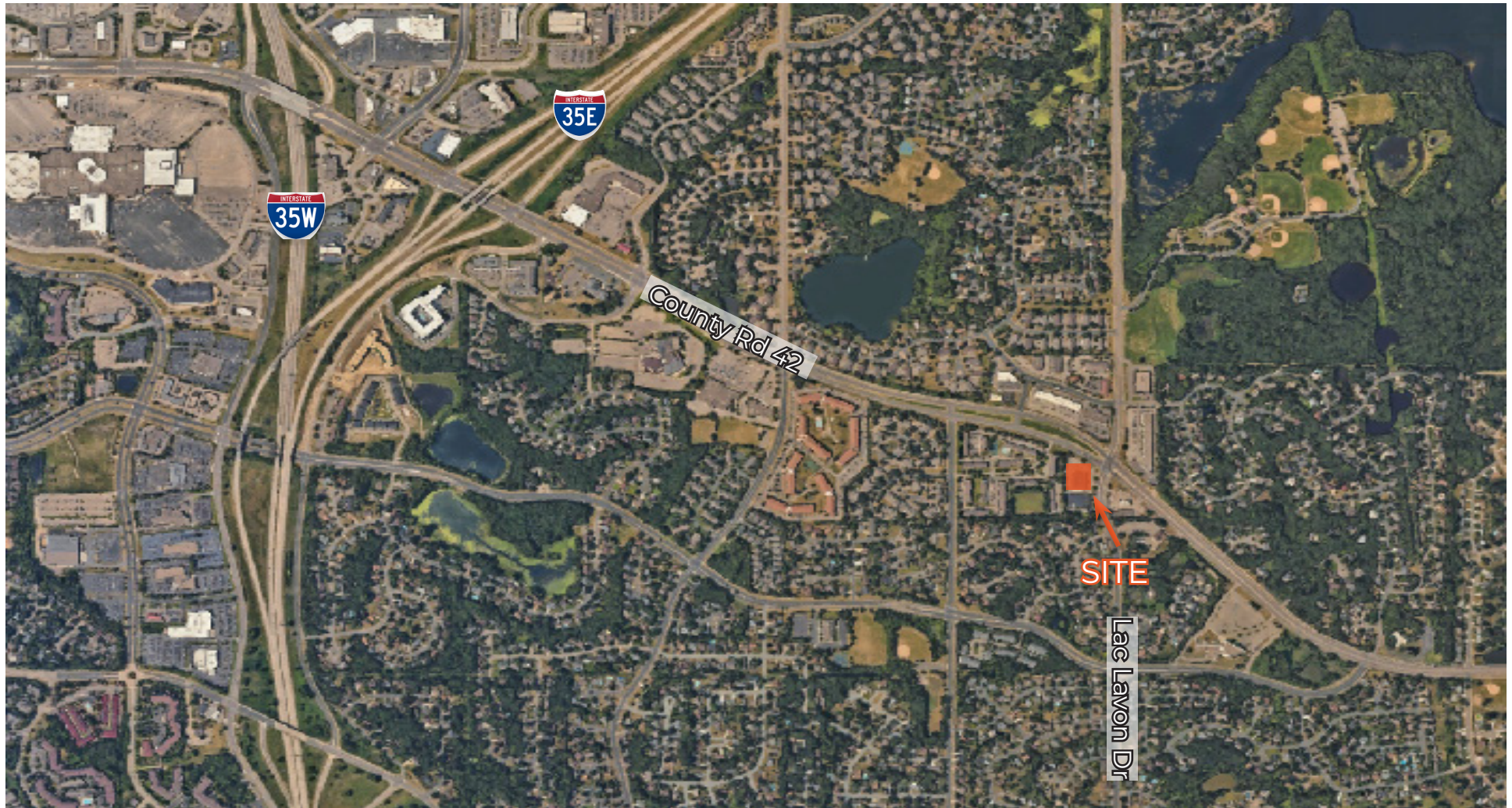
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AERIAL VIEW

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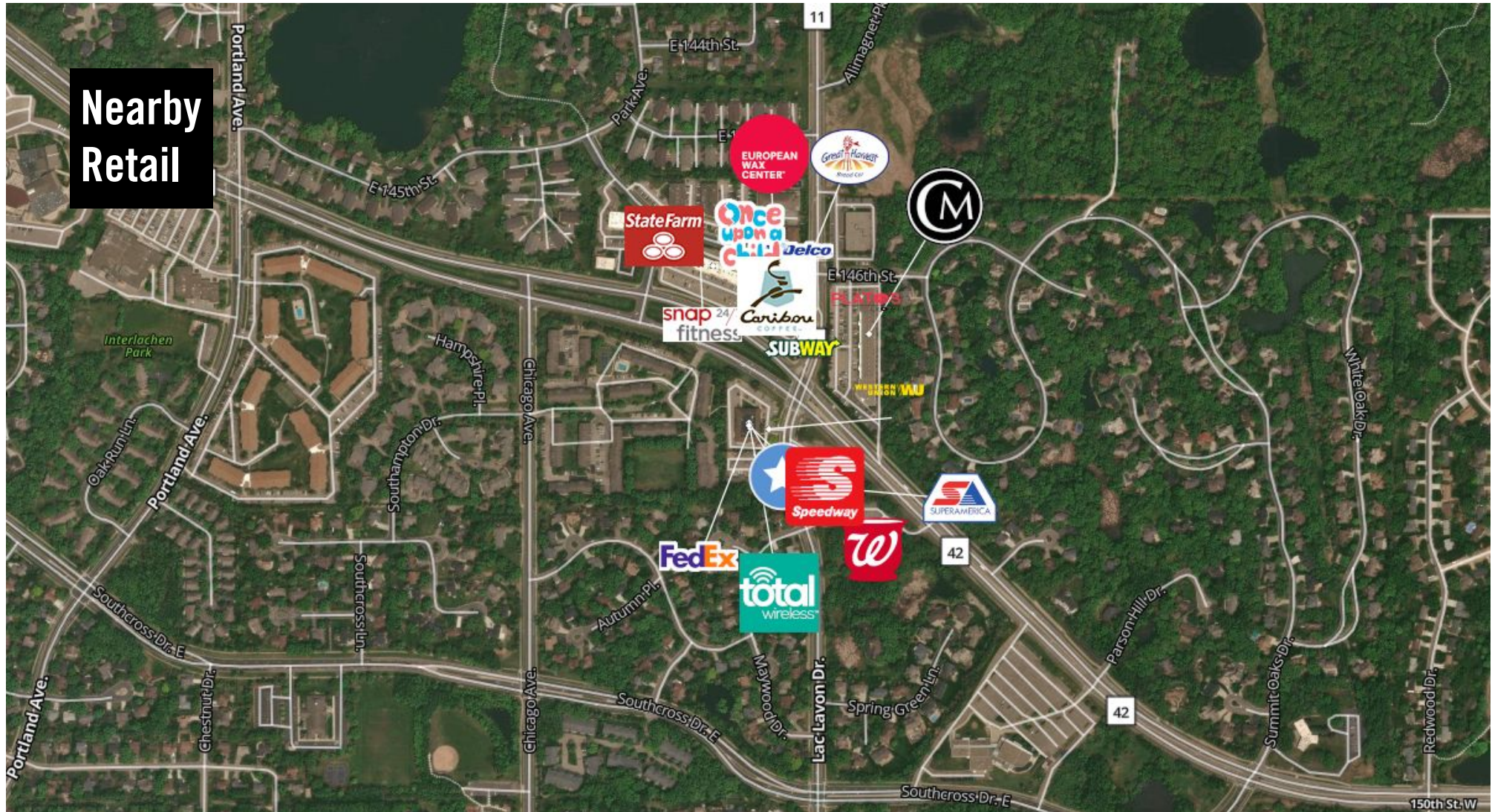
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AERIAL VIEW

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Nearby
Retail



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DRIVE-TIME MAP

14700 Lac Lavon Drive | Burnsville, MN 55306

14700 Lac Lavon Dr

» 10 Min Drive-Time To « » Landmarks & Attractions «

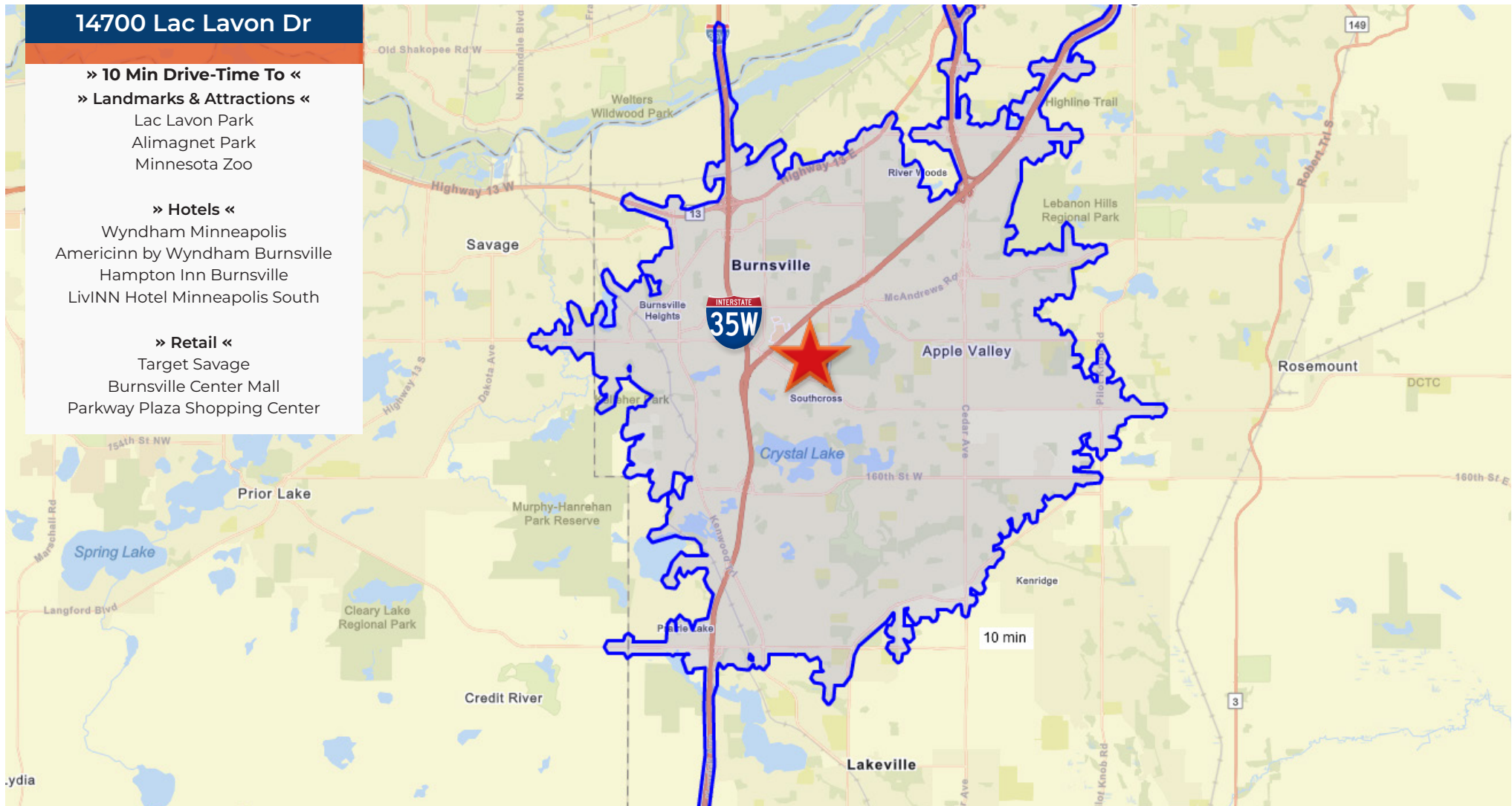
Lac Lavon Park
Alimagnet Park
Minnesota Zoo

» Hotels «

Wyndham Minneapolis
Americinn by Wyndham Burnsville
Hampton Inn Burnsville
LIVINN Hotel Minneapolis South

» Retail «

Target Savage
Burnsville Center Mall
Parkway Plaza Shopping Center



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DEMOGRAPHICS

14700 Lac Lavon Drive | Burnsville, MN 55306



5,554

Total Businesses



69,947

Total Employees

KEY FACTS

200,182

Population

38.6

Median Age

2.6

Average
Household Size

\$102,528

Median Household
Income



This infographic contains data provided by Esri, Esri-Data Axle.
The vintage of the data is 2025, 2030.

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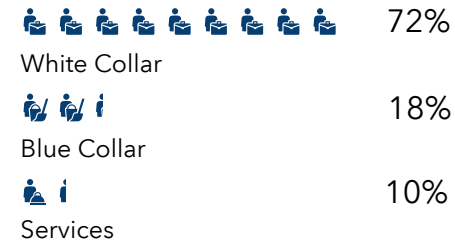
AGE PYRAMID



The largest group: 2025 Females Age 40-44
The smallest group: 2025 Males Age 85+

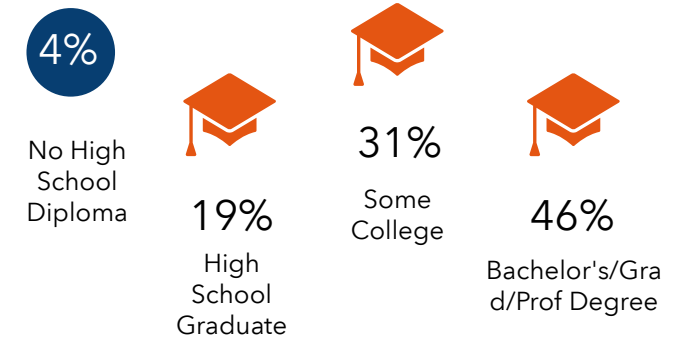
EMPLOYMENT & EDUCATION

EMPLOYMENT



3.8%
Unemployment
Rate

EDUCATION



Data reported within 5 mile radius

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