

SHAKOPEE VALLEY MARKETPLACE

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379

RETAIL/SALON
FOR LEASE

TARGET SHADOW ANCHOR



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAKOPEE VALLEY MARKETPLACE

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379

RETAIL/SALON
FOR LEASE

TARGET SHADOW ANCHOR



OFFERING SUMMARY

AVAILABLE SF:	SUITE 1739: 1,500 SF
	SUITE 1743-1751: 3,000 SF 2nd Gen Salon Build Out
	Suites can be combined for 4,500 SF contiguous
LEASE RATE:	Negotiable - Net
BUILDING SIZE:	13,280 SF
2026 TAX/CAM:	\$14.19 SF
SIGNAGE:	Building
YEAR BUILT:	2006
PARKING:	Asphalt Surface Lot
ZONING:	B-1
CROSS STREETS:	Sarazin Street
TRAFFIC COUNT:	16,703 Along 17th Ave E

PROPERTY OVERVIEW

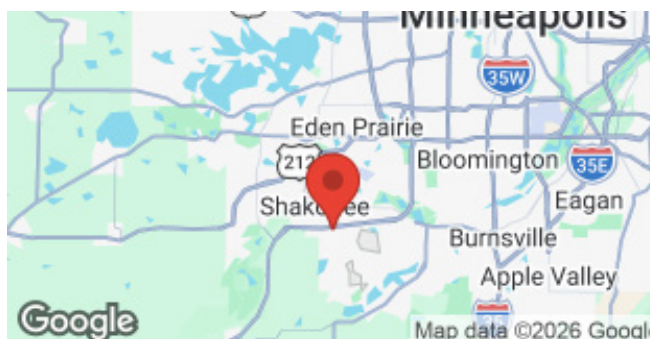
Stylish and well-appointed 3,000 square foot second-generation salon space with the potential to add an additional 1,500 SF for 4,500 SF contiguous in Shakopee Valley Marketplace which is adjacent to Target and Kohls offering a consistent flow of traffic throughout each day.

This second-generation salon build out offers high ceilings, spa/massage treatment rooms, multiple sinks, and breakroom with washer and dryer hook-ups.

Located in the southwest are of the Twin Cities metropolitan area, Shakopee is a unique river city with a diverse variety of business, cultural and recreational opportunities.

PROPERTY HIGHLIGHTS

- Stylish 2nd Generation Salon/Spa Build Out
- Target and Kohls Shadow Anchor
- Quick and Easy to Hwy 169
- Adjacent to St. Francis Regional Medical Center
- Area Attractions: Valleyfair, Mystic Lake Casino, Canterbury Park, Stonebrooke Golf Club, and Minnesota Landscape Arboretum to name just a few!



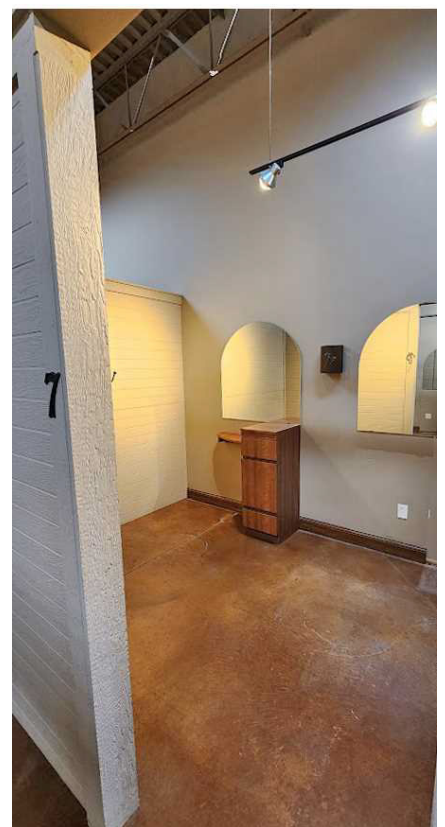
AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

PHOTOS

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

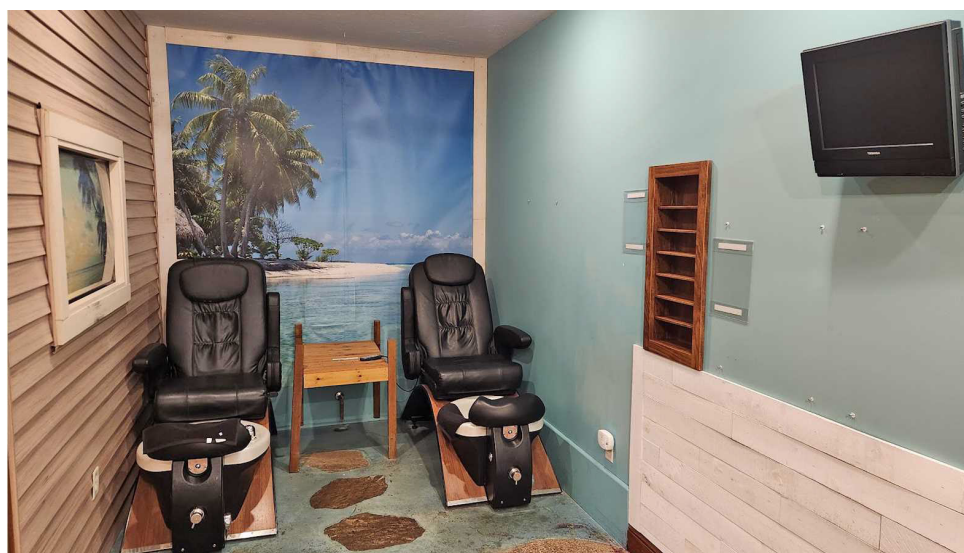
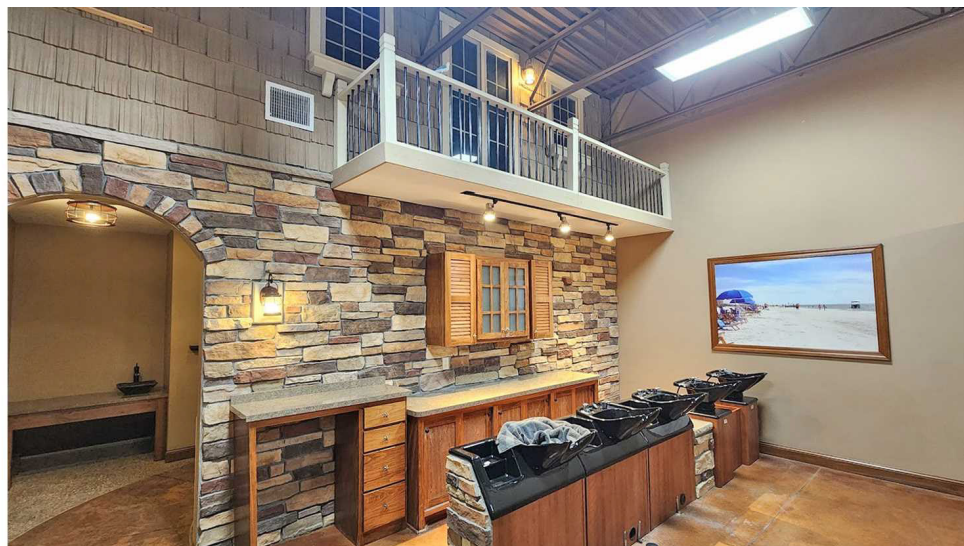
ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

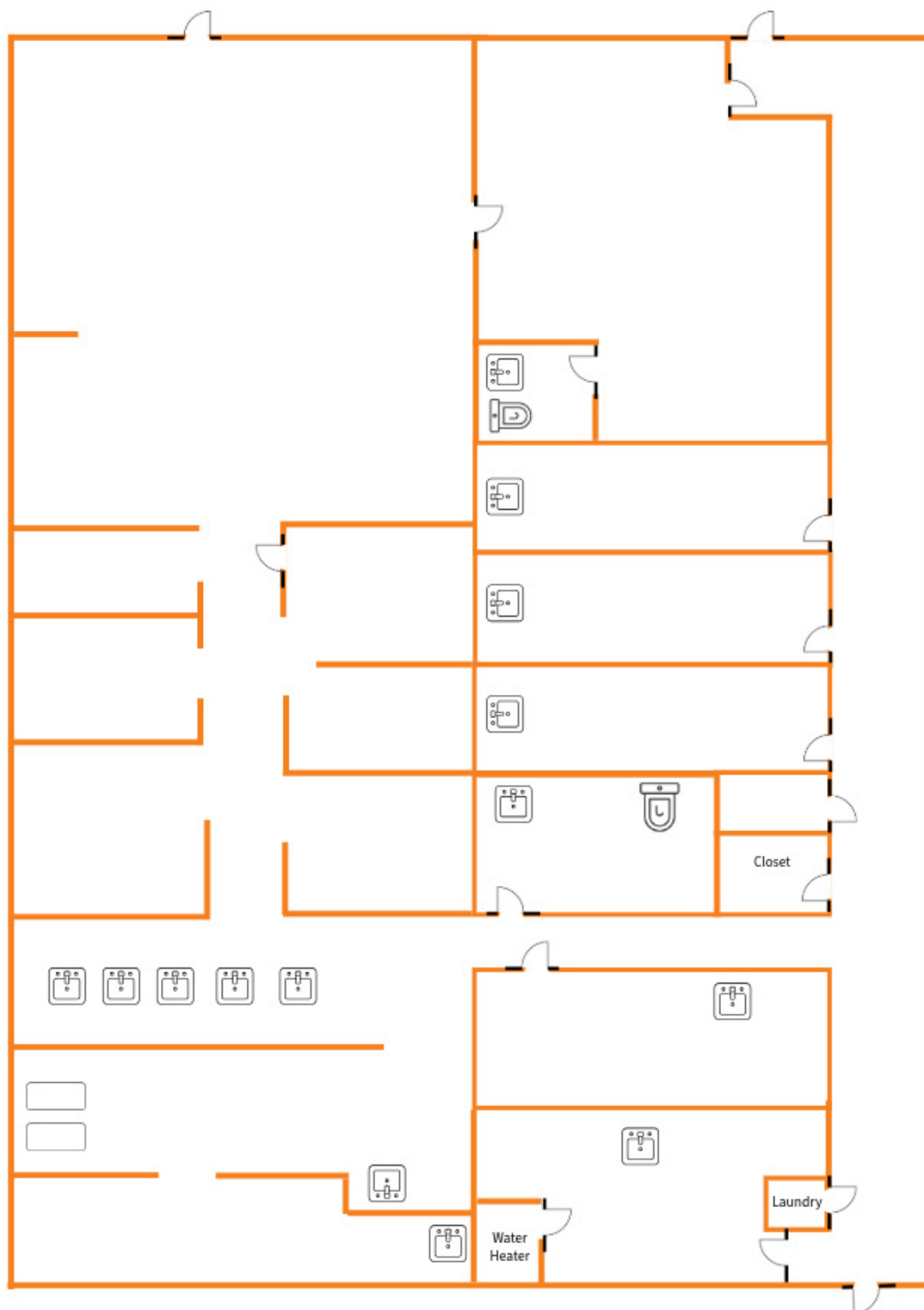
ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLAN

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BUSINESS MAP

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

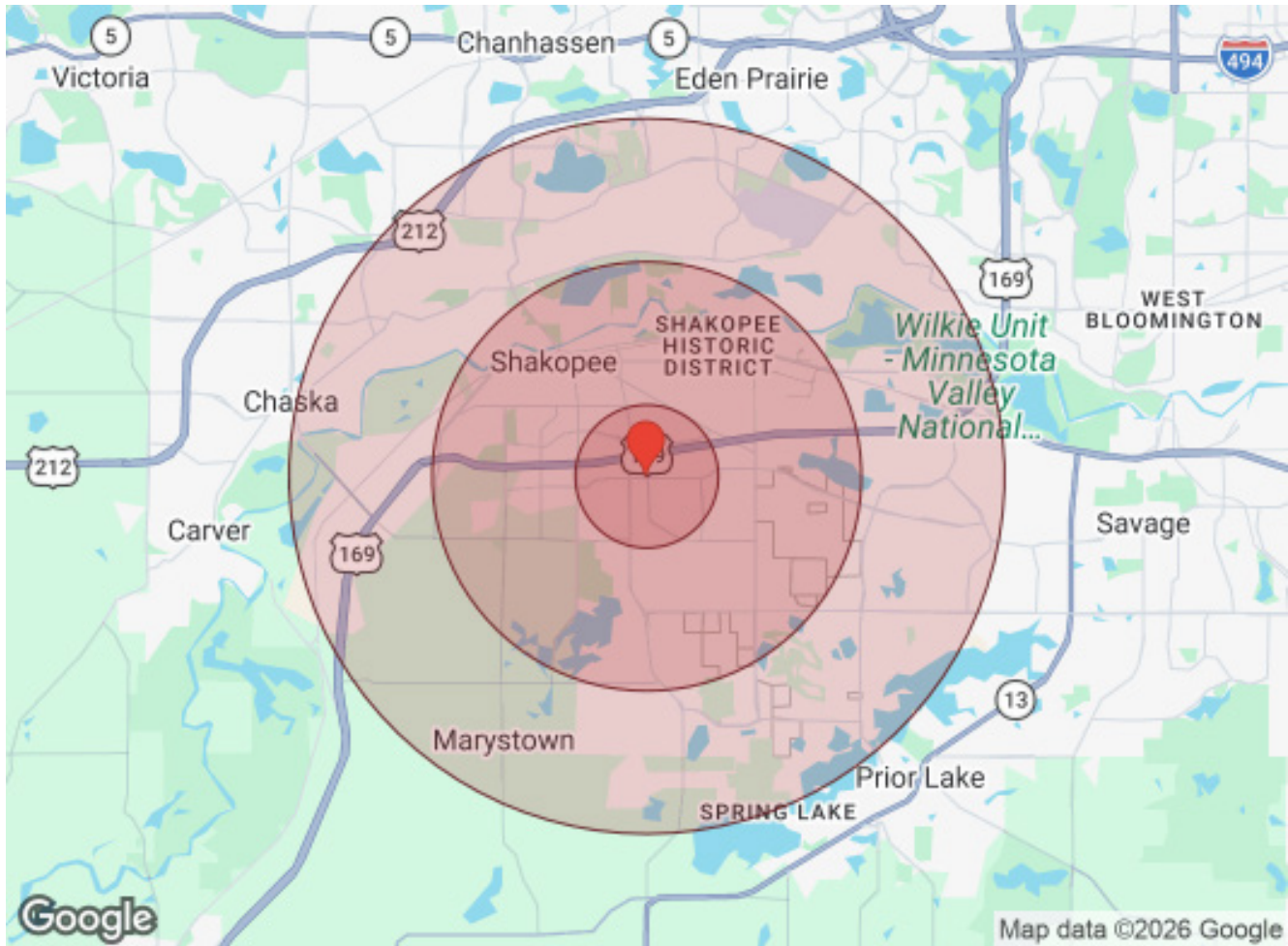
ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS

1759 17TH AVENUE EAST, SHAKOPEE, MN 55379



Population	1 Mile	3 Miles	5 Miles
Male	4,805	17,419	37,308
Female	5,036	18,734	37,544
Total Population	9,841	36,153	74,852

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,635	9,636	19,098
Ages 15-24	1,343	4,734	11,189
Ages 25-54	4,255	15,230	29,146
Ages 55-64	891	3,380	8,152
Ages 65+	717	3,173	7,267

Income	1 Mile	3 Miles	5 Miles
Median	\$84,429	\$61,155	\$91,306
< \$15,000	217	753	1,037
\$15,000-\$24,999	99	676	1,342
\$25,000-\$34,999	91	724	1,479
\$35,000-\$49,999	328	1,476	2,312
\$50,000-\$74,999	799	2,701	4,679
\$75,000-\$99,999	847	2,450	4,184
\$100,000-\$149,999	779	2,591	5,626
\$150,000-\$199,999	228	923	2,586
> \$200,000	62	295	2,348

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,184	12,879	25,730
Occupied	3,112	12,326	24,624
Owner Occupied	2,474	9,281	19,850
Renter Occupied	638	3,045	4,774
Vacant	72	553	1,106



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.