

SHOPPING CENTER FOR LEASE

BUFFALO CROSSING

1006 COMMERCIAL DR., BUFFALO, MN 55313



SHOPPING CENTER FOR LEASE

KW COMMERCIAL - LAKE MINNETONKA
13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

ROYCE DURHMAN, CCIM
Commercial Real Estate Agent
O: (651) 492-2201
C: (651) 492-2201
royce.durhman@kw.com
40409468, 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.

EXECUTIVE SUMMARY

Buffalo Crossing
1006 Commercial Drive | Buffalo, MN 55313



Property Overview

Available SF:	1,546- 2,728 SF
Lease Rates:	\$10.00/sf/yr. NNN
CAM & Taxes:	\$4.00/sf/yr.
Lot Size:	2 Acres
Zoning:	B-4
Traffic Counts:	17,000/day: Hwy 25 18,700/day: Hwy. 55

Property Description

A prime neighborhood retail center with visibility from Hwy. 25 and Hwy. 55 (Main & Main in Buffalo)! Retail space available. Spaces range in size from 1,546 SF to up to 2,728 SF.

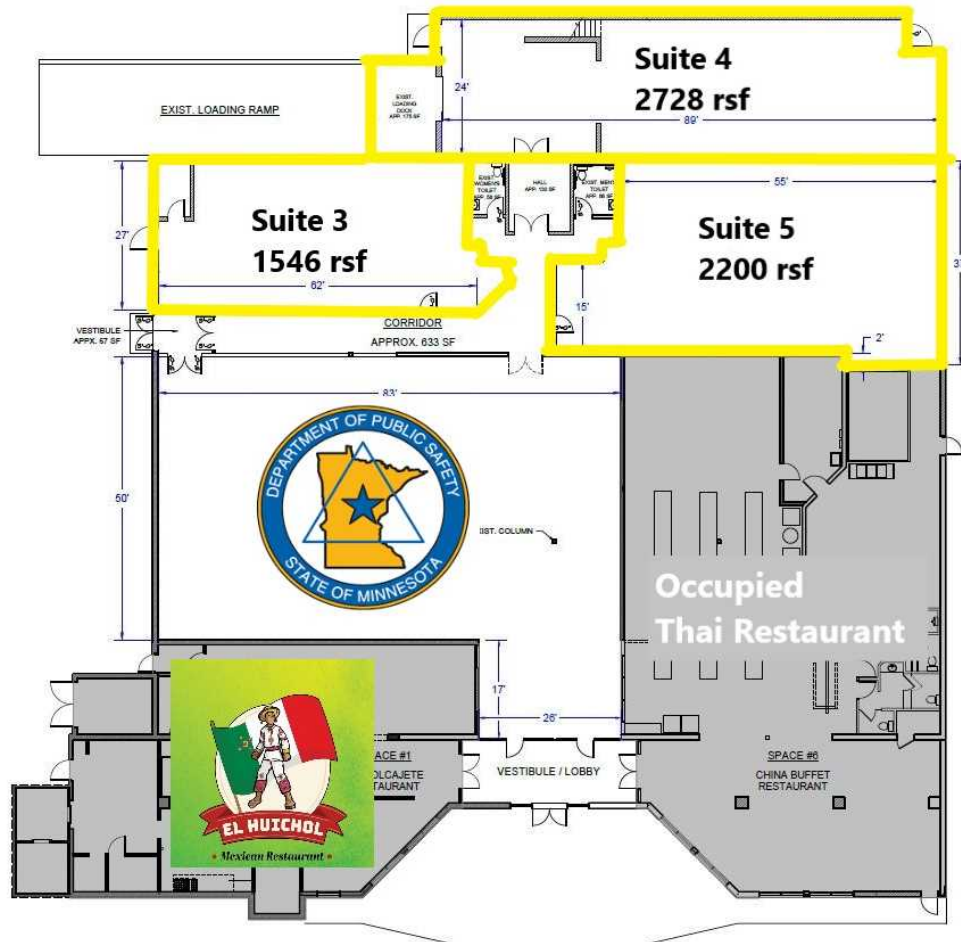
Property Highlights

- Pylon signage and building signage visible from Hwy. 25 & Hwy. 55
- Join the Department of Public Safety's Driver's License Center, El Huichol Mexican Restaurant, Complete Self-Defense, and Thai Restaurant. Other area retailers in the area include Walgreens, O'Reilly Auto Parts, Dunn Bros Coffee, and more!

CURRENT VACANCY

Buffalo Crossing
1006 Commercial Drive | Buffalo, MN 55313

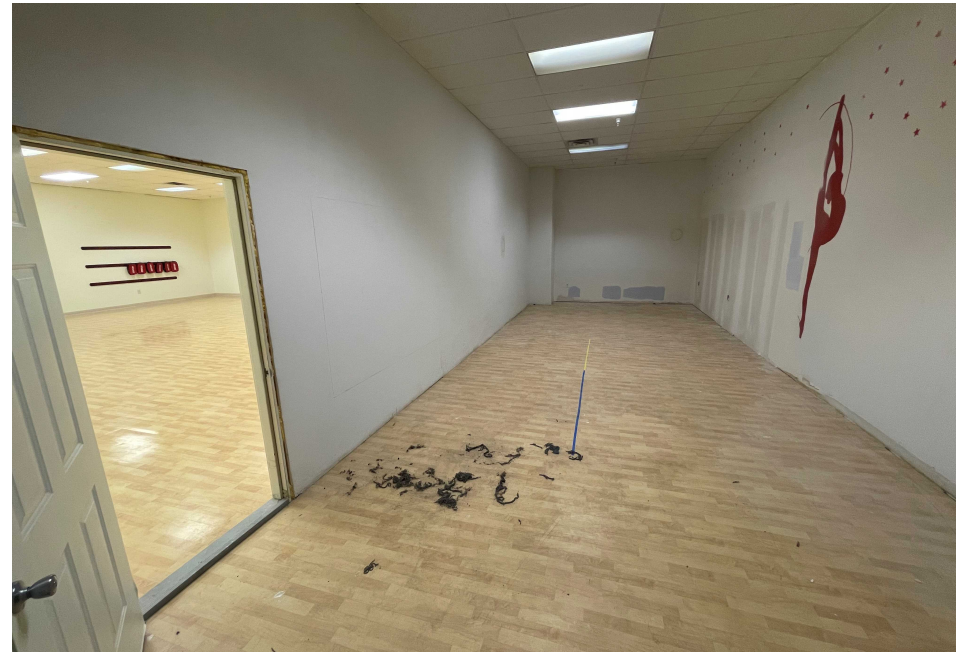
BUFFALO CROSSING
MAIN FLOOR PLAN
DIMENSIONS ARE APPROXIMATE.



Suite	Size	Rate	Use	Condition	Tenant
3	1546	\$1805/mo.	Retail	Retail space	Vacant
4	2728	\$3185/mo.	Storage	Heated w/drive-in door	Vacant
5	2200	\$2565/mo.	Retail	Former karate studio	Vacant

SUITE 300 PHOTOS

Buffalo Crossing
1006 Commercial Drive | Buffalo, MN 55313

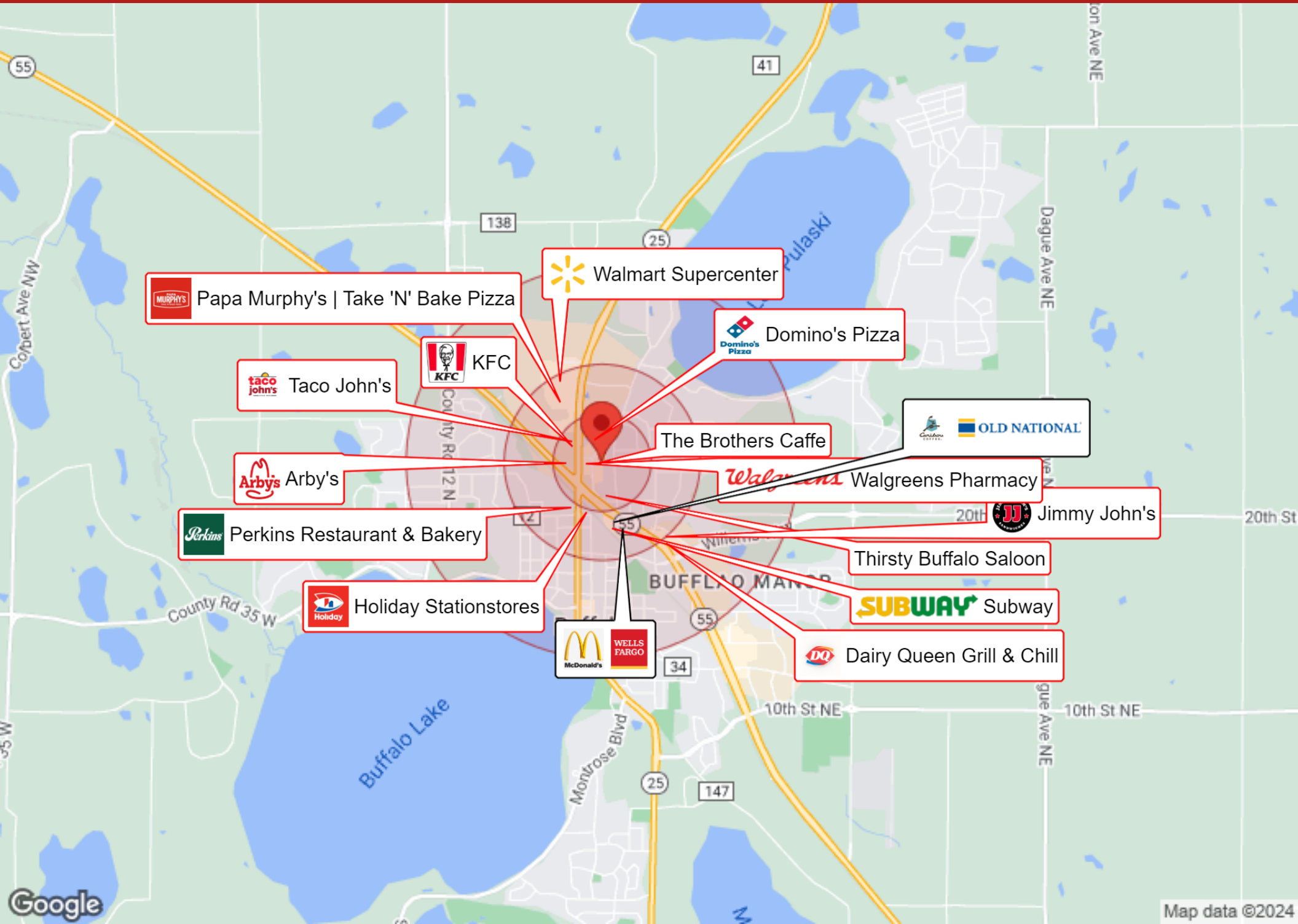


ROYCE DURHMAN, CCIM
(651) 492-2201
royce.durhman@kw.com



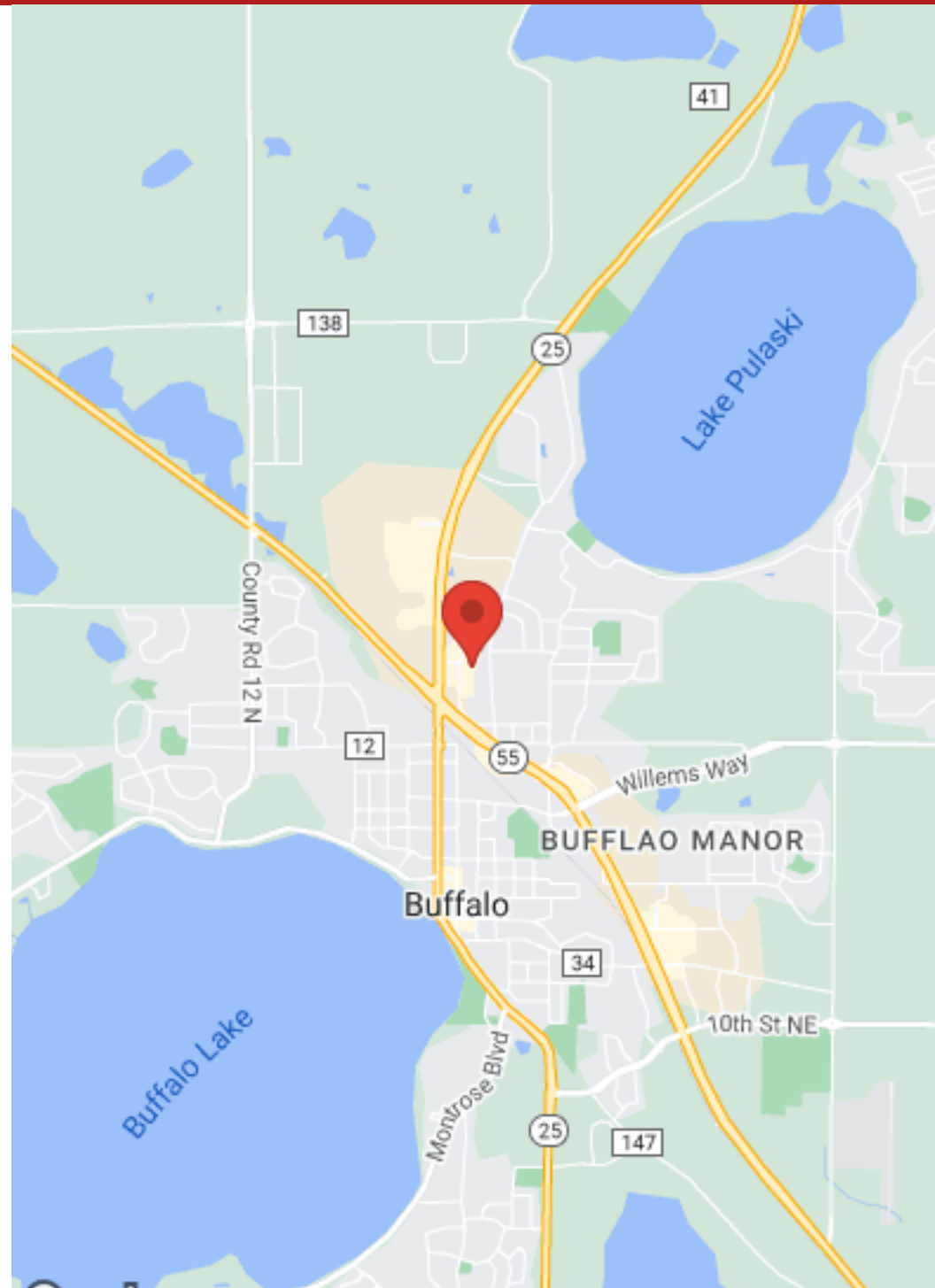
BUSINESS MAP

Buffalo Crossing
1006 Commercial Drive | Buffalo, MN 55313



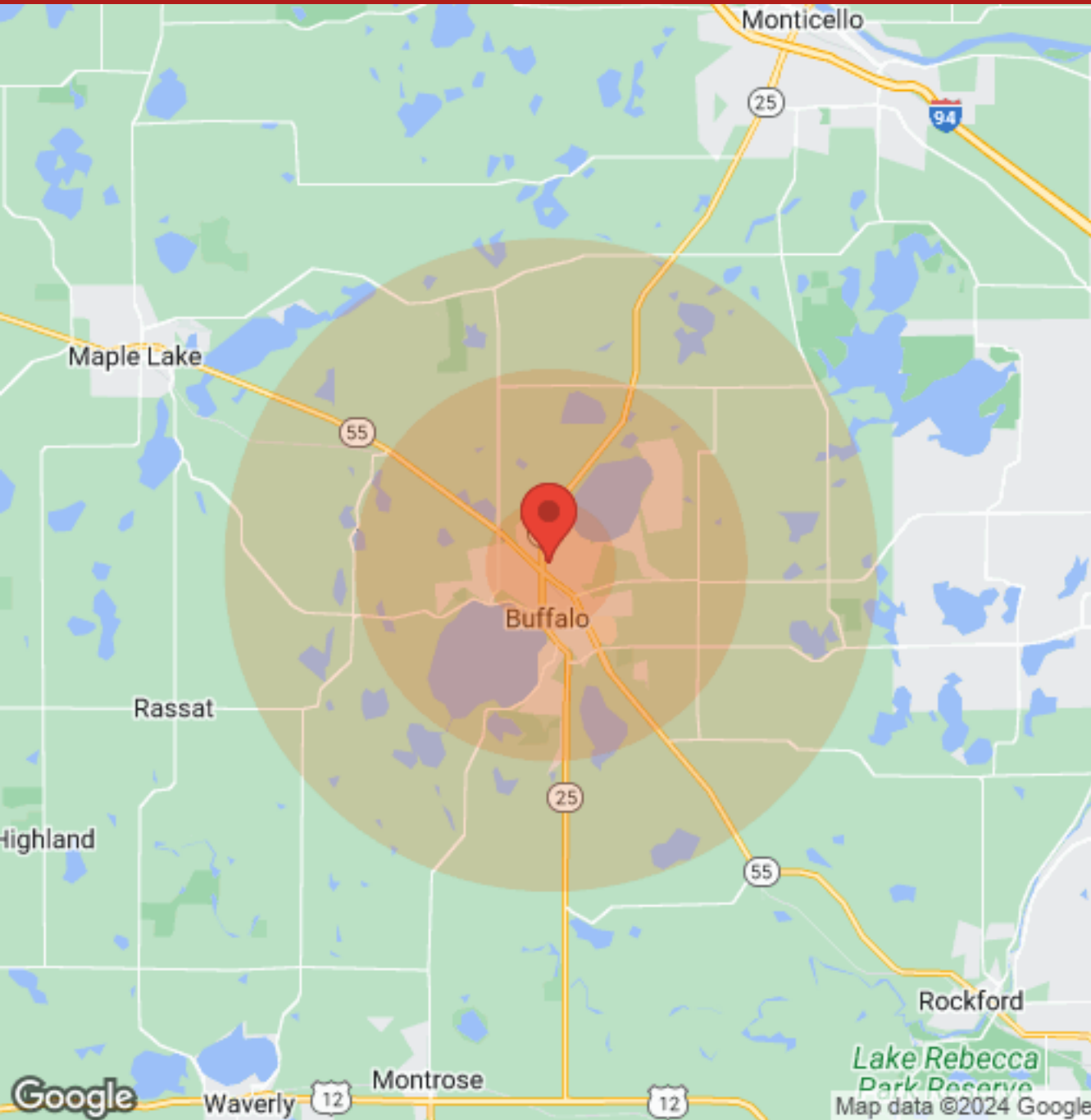
LOCATION MAPS

Buffalo Crossing
1006 Commercial Drive | Buffalo, MN 55313



DEMOGRAPHICS

Buffalo Crossing
1006 Commercial Drive | Buffalo, MN 55313



Population	1 Mile	3 Miles	5 Miles
Male	3,722	8,831	11,125
Female	3,697	8,624	10,690
Total Population	7,419	17,455	21,815

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,759	4,345	5,351
Ages 15-24	988	2,510	3,176
Ages 25-54	2,755	6,390	7,781
Ages 55-64	715	1,802	2,370
Ages 65+	1,202	2,408	3,137

Race	1 Mile	3 Miles	5 Miles
White	7,164	16,901	21,250
Black	32	56	56
Am In/AK Nat	9	16	16
Hawaiian	N/A	N/A	N/A
Hispanic	118	411	415
Multi-Racial	356	834	856

Income	1 Mile	3 Miles	5 Miles
Median	\$48,020	\$55,622	\$58,674
< \$15,000	443	555	594
\$15,000-\$24,999	231	407	431
\$25,000-\$34,999	407	624	698
\$35,000-\$49,999	511	969	1,082
\$50,000-\$74,999	637	1,380	1,709
\$75,000-\$99,999	404	1,142	1,396
\$100,000-\$149,999	267	1,031	1,541
\$150,000-\$199,999	57	218	296
> \$200,000	39	112	160

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,377	6,744	8,200
Occupied	3,130	6,356	7,737
Owner Occupied	1,711	4,607	5,901
Renter Occupied	1,419	1,749	1,836
Vacant	247	388	463

ROYCE DURHMAN, CCIM
(651) 492-2201
royce.durhman@kw.com

