

FOR SALE/LEASE

**13786 FRONTIER COURT
BURNSVILLE MN 55337**



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS
KELLER WILLIAMS PREFERRED REALTY



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EXECUTIVE SUMMARY

SALE PRICE

\$1,150,000

LEASE RATE

\$15.50

CAM & TAX

\$8.54

BUILDING SF

7,787

TOTAL SF AVAILABLE

905 SF

YEAR BUILT

1998

PARKING

3.92/1000

PID

02-47600-01-003

ABOUT THE PROPERTY

This property is a prime investment opportunity, set in a tranquil, park-like environment with scenic wooded pond views and plenty of parking. Conveniently located near I-35W, I-35E, County Road 42, and Cedar Avenue, it offers excellent accessibility and visibility. This property is ideal for those looking to invest in premium commercial real estate.

PROPERTY HIGHLIGHTS

- McAndrews Commons - 19,400 VPD
- Owner Occupy or Investment Opportunity
- Renovated 2007
- McAndrews Commons - 19,400 VPD
- Great Visibility Located in a Business Park
- Gas and Electric included

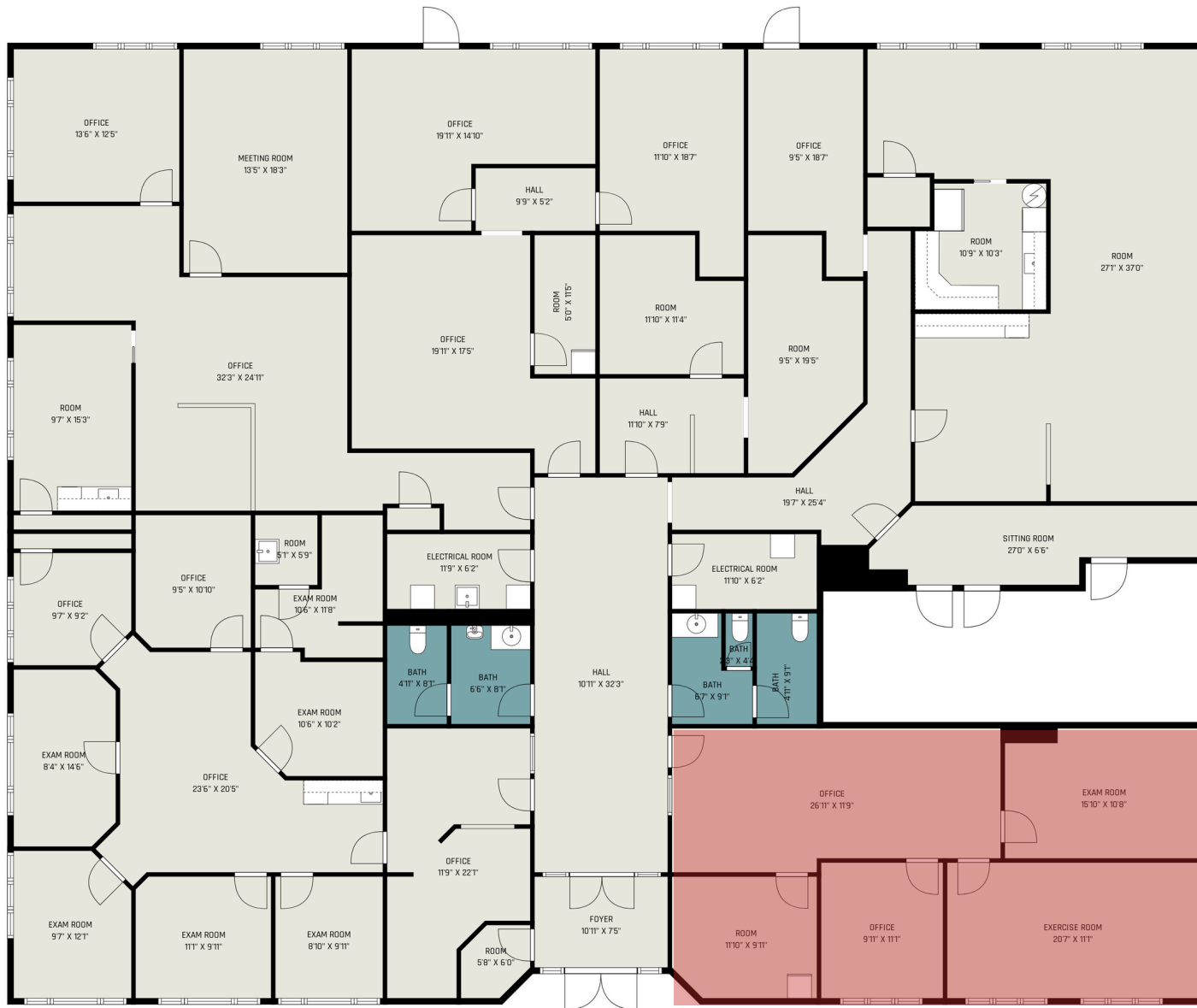
SUITES AVAILABLE

Suite 110 Available

- 905 USF



FLOOR PLAN- 13786



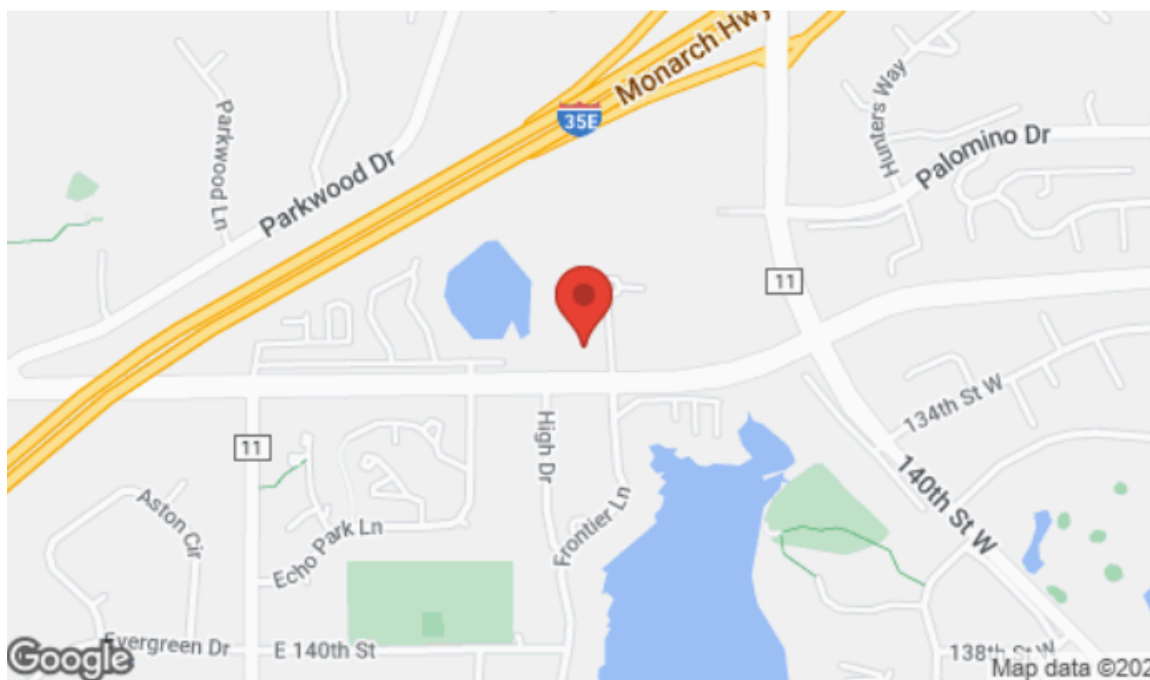
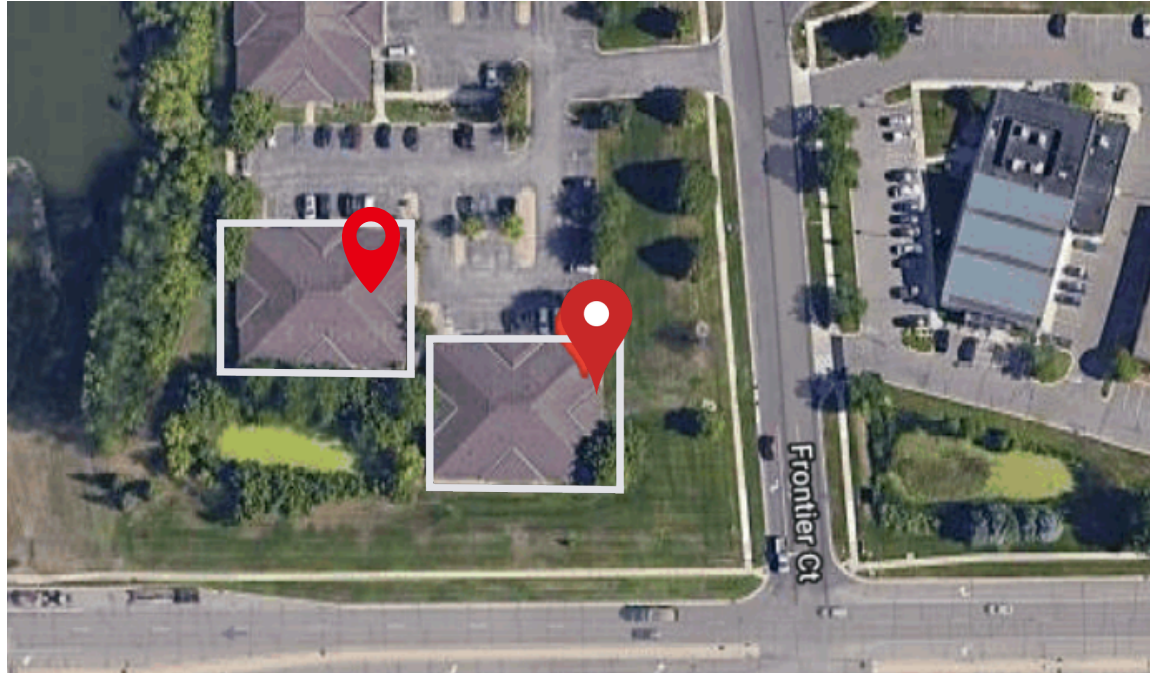
Suite 110
Total: 905 SF

PROPERTY PHOTOS

13786



AERIAL PHOTO



DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2020 Population	9,957	88,610	206,692
2024 Population	9,487	88,941	207,489
2029 Population Projection	9,588	90,726	211,946

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$112,044	\$105,277	\$114,942
Median Household Income	\$95,794	\$86,424	\$94,716

Households

	1 mile	3 mile	5 mile
2020 Households	3,783	34,838	78,250
2024 Households	3,605	35,070	78,794
2029 Household Projection	3,646	35,810	80,538



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