

FOR LEASE | KENWOOD CENTER

17733-17823 Kenwood Trail • Lakeville, MN 55044



MULTIPLE USES



OFFICE



RETAIL



MEDICAL



FLEX

Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND
REAL ESTATE ADVISORS

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Welcome to Kenwood Center, a flexible building in a premier Lakeville location.

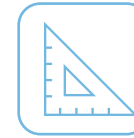
- Diverse tenant mix includes retail, medical, and office users
- Tenant improvement packages available
- Ample parking
- Flexible square foot sizes available
- 16' clear heights with rear dock or drive-in loading doors accessible to most units

NEGOTIABLE LEASE RATES

2021 TAX/CAM

CAM	\$2.87/SF
Tax	<u>\$3.05/SF</u>
Total	\$5.92/SF

- Outstanding visibility and signage on Highway 50/Kenwood Trail
- Quick and easy access to 35W
- Strong trade area with major retailers in close proximity
- Professionally managed property



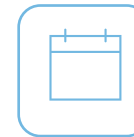
PROPERTY SIZE

37,266 SF



SITE

3.59 Acres



YEAR BUILT

1985



POPULATION (within 3 MILES)

40,905



TRAFFIC COUNTS

Kenwood 17,300 VPD



AVERAGE HOUSEHOLD INCOME

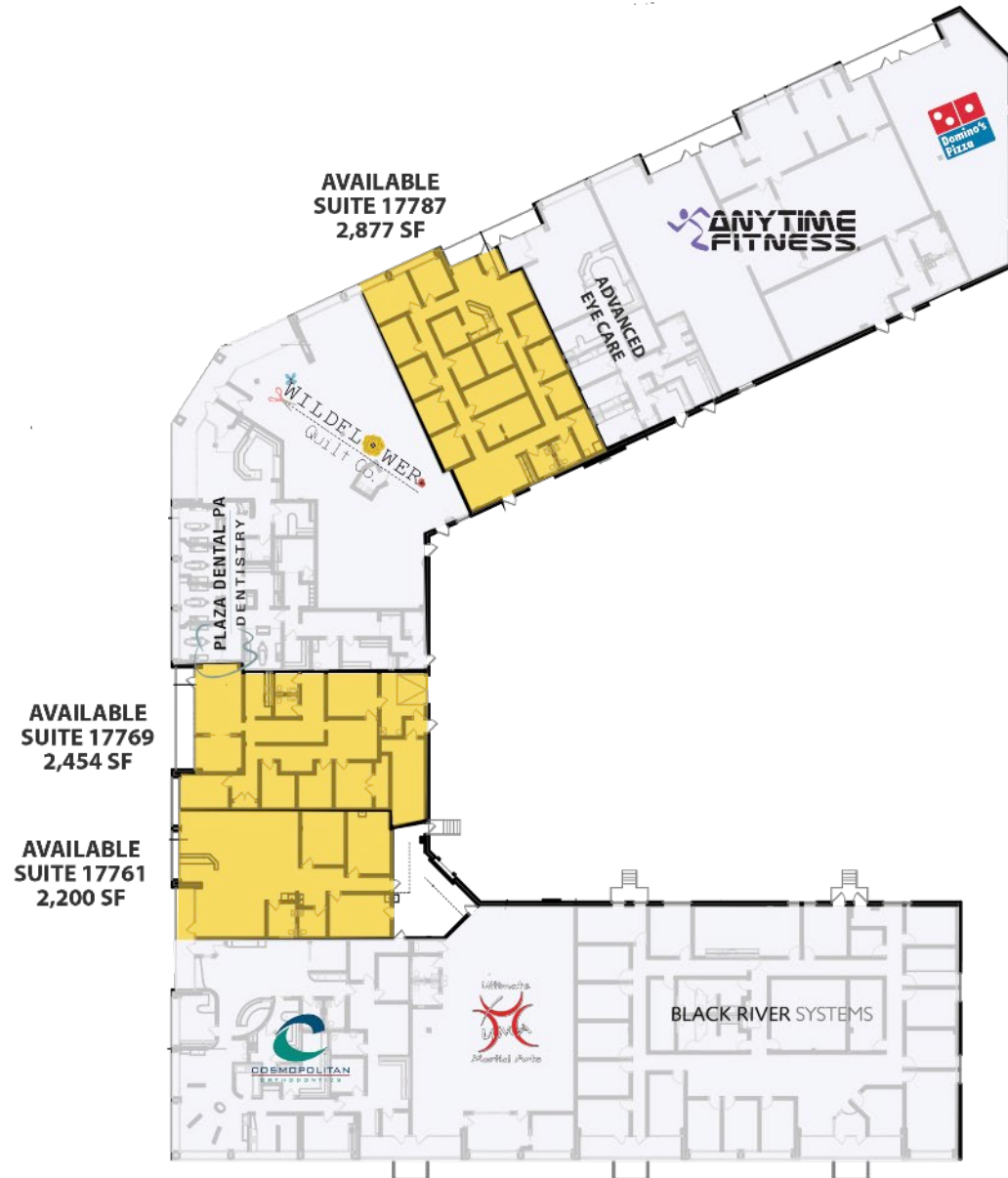
\$130,851



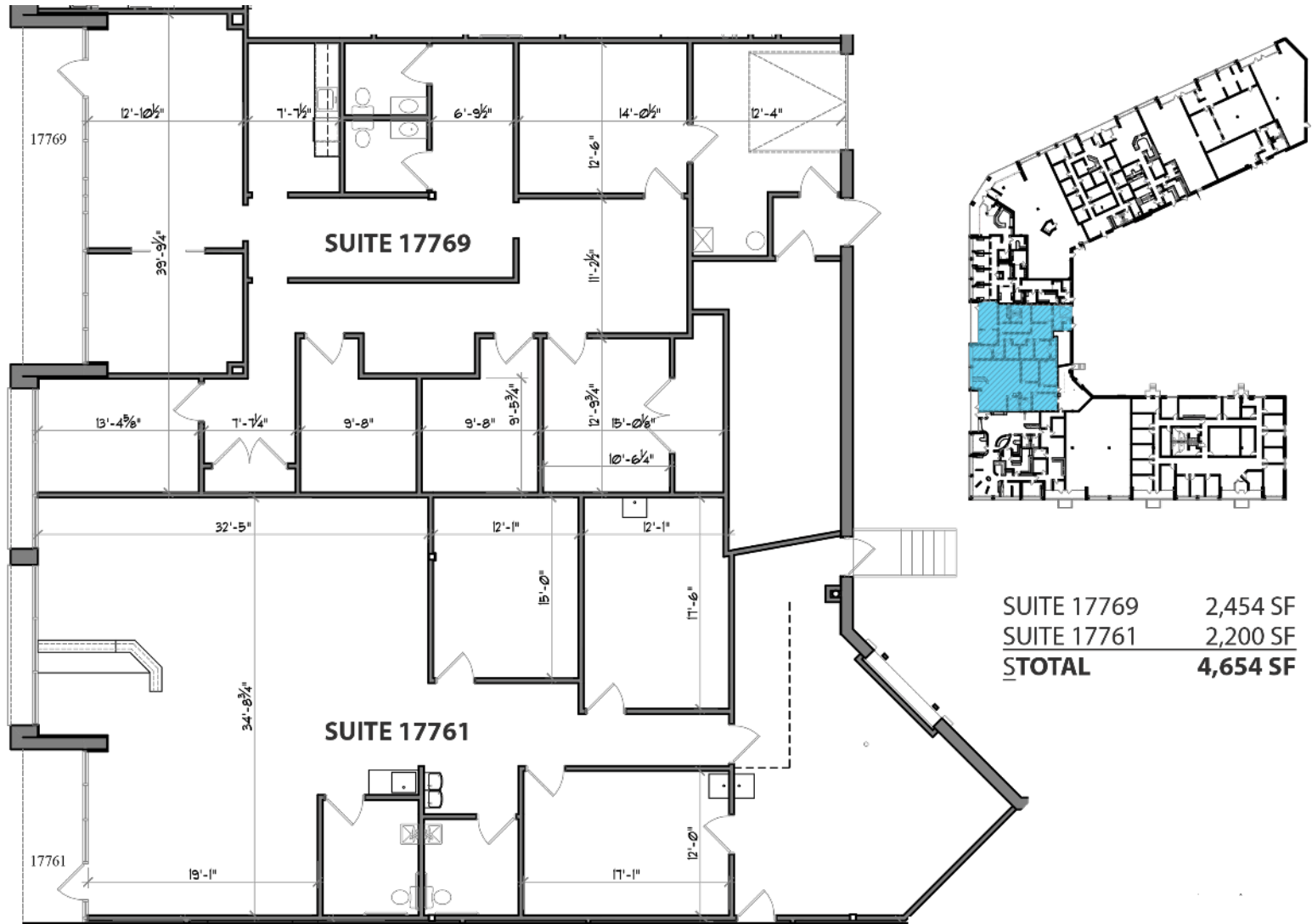
DAYTIME EMPLOYMENT

26,420

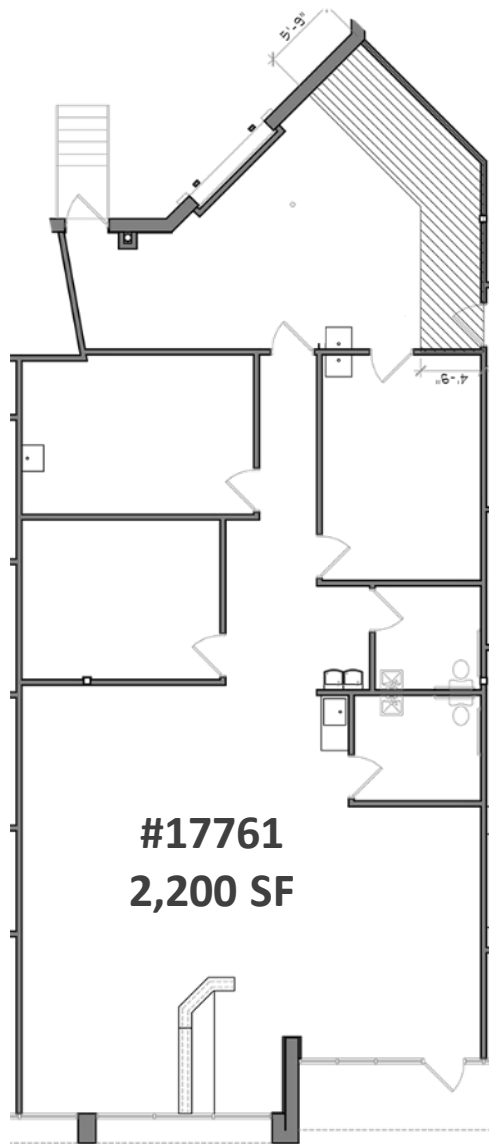
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