

# RETAIL FOR LEASE

McANDREWS CENTER

14001- 14033 Grand Ave • Burnsville, MN 55337



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**GRAND**  
REAL ESTATE ADVISORS

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Highly visible retail space along the I-35W corridor in Burnsville.

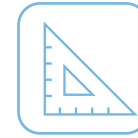
- Shadow anchored by Home Depot
- Prominent signage
- Established center with local and national tenants
- Flexible square foot sizes available
- Current tenants include: Avis Budget Rent Car Rental, Johnson Wellness & Fitness, Music go-round, GameStop, Salon Centric, Ecofun Motorsports

## NEGOTIABLE LEASE RATES

### 2023 TAX/CAM

CAM	\$5.05/SF
Tax	<u>\$ 3.77/SF</u>
Total	\$8.82/SF

- New ownership
- Professionally managed
- Strong trade area with major retailers in close proximity
- Tenant improvement allowance available



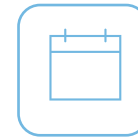
### PROPERTY SIZE

32,948 SF



### SITE

3.06 Acres



### YEAR BUILT

1987



### POPULATION- 3 MI

71,795



### TRAFFIC COUNTS

I 35W 47,000+ VPD



### SIGNAGE

Pylon & Building



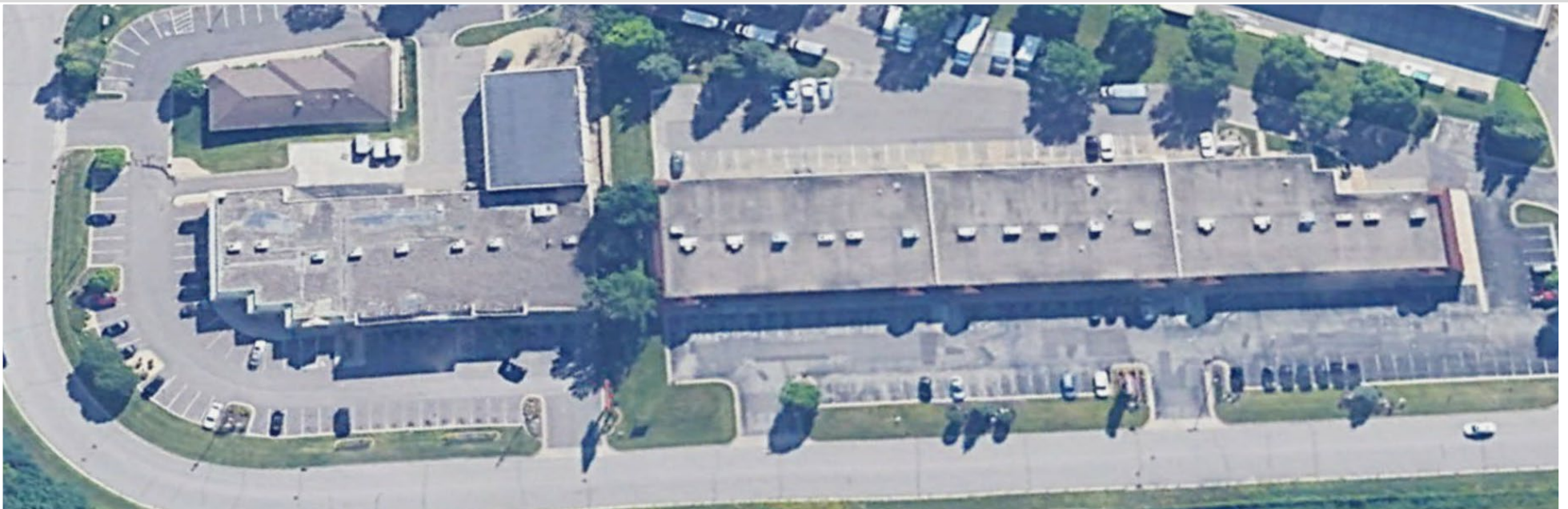
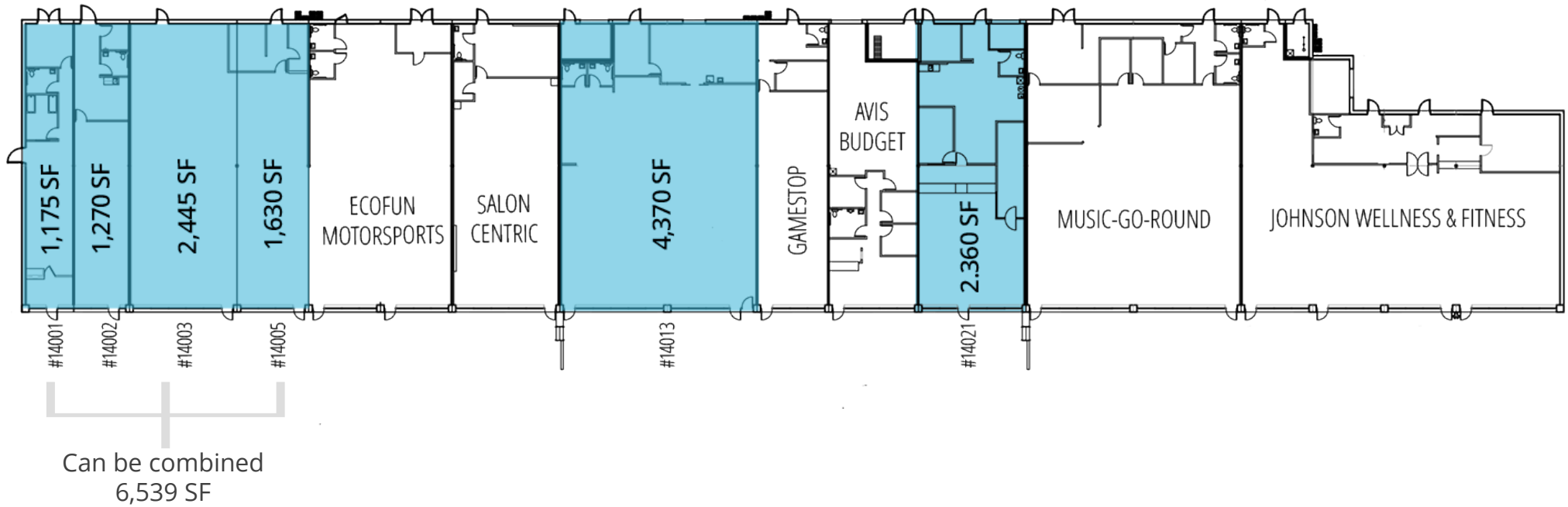
### AVG HH INCOME – 3 MI

\$80,026

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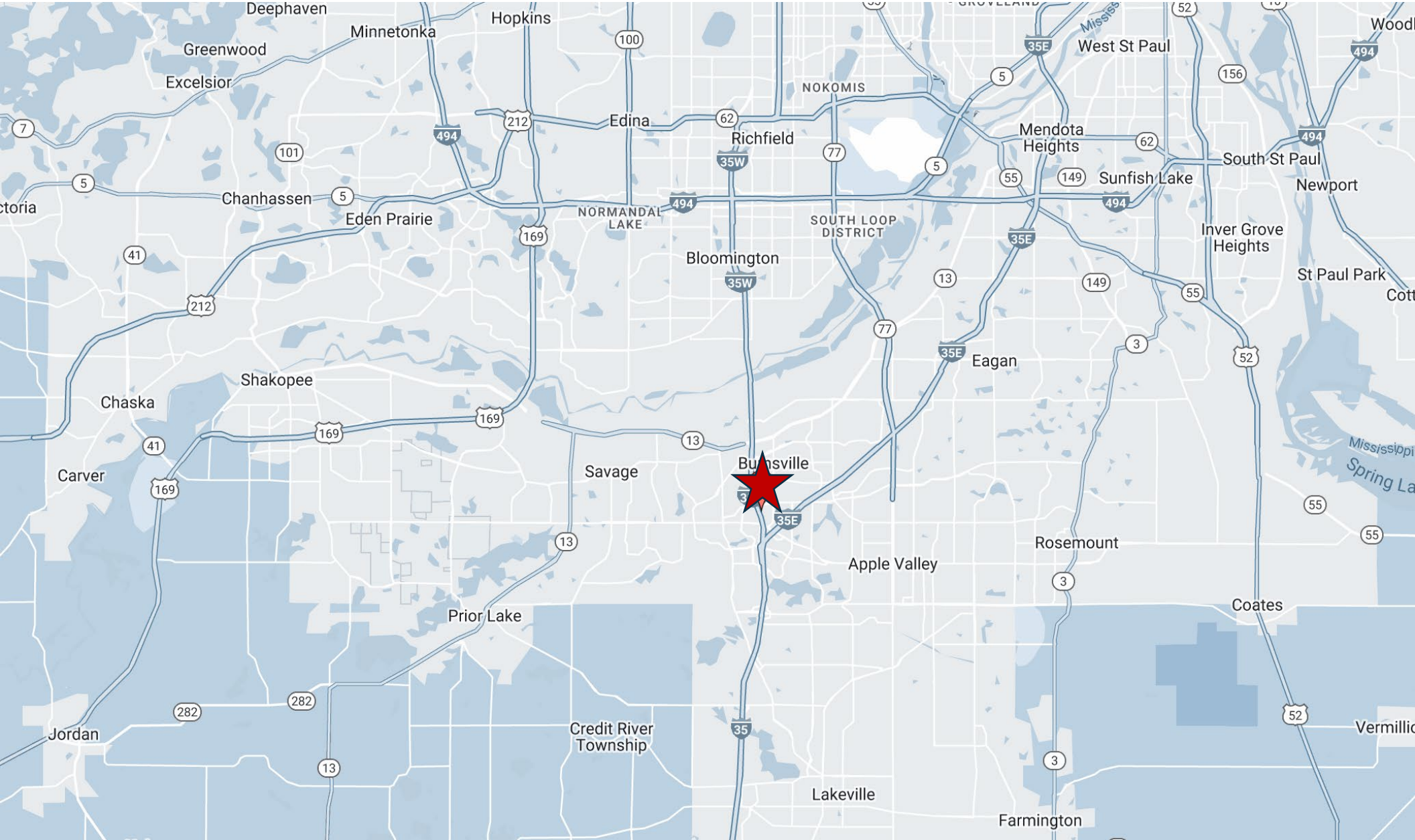
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