

FOR SALE/LEASE

**13770 FRONTIER COURT
BURNSVILLE MN 55337**



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS
KELLER WILLIAMS PREFERRED REALTY
14300 NICOLLET COURT STE 208
BURNSVILLE, MN 55306



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EXECUTIVE SUMMARY

SALE PRICE

\$1,150,000

BUILDING SIZE

8,652

LEASE RATE

\$14.50

CAM & TAX

\$7.49

YEAR BUILT

1998

PARKING STALLS

3.92/1000

PID #

024760001002

BUILDING TYPE

Office

ABOUT THE PROPERTY

13770 Frontier Court is nestled along a small, wooded pond offering a serene location for any business. With its proximity to the major retail corridors of Apple Valley and Burnsville. This property serves as a convenient location for employees, clients, and patients. It is located blocks West of the County Road 11 (20,400 VPD) and McAndrews Road (19,400 VPD) junction, with high visibility and easy access to McAndrews Road.

PROPERTY HIGHLIGHTS

- McAndrew Road - 19,400 VPD Total
- availability: 2,991 RSF office
- Renovated 2007

SUITES AVAILABLE

Suite 111 Available

- 2,712 USF



FLOOR PLAN



FLOOR PLAN - SUITE 111

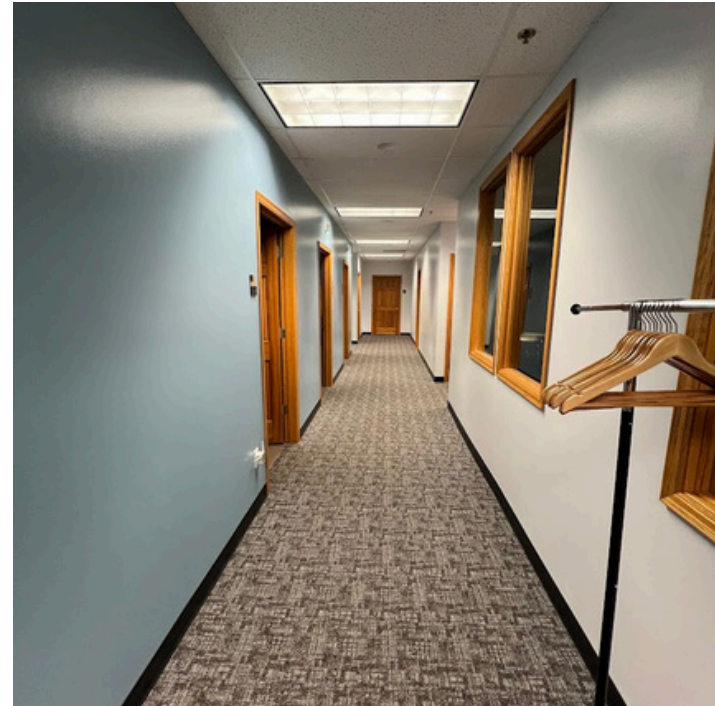
AVAILABLE SF: 2,712

Highlights:

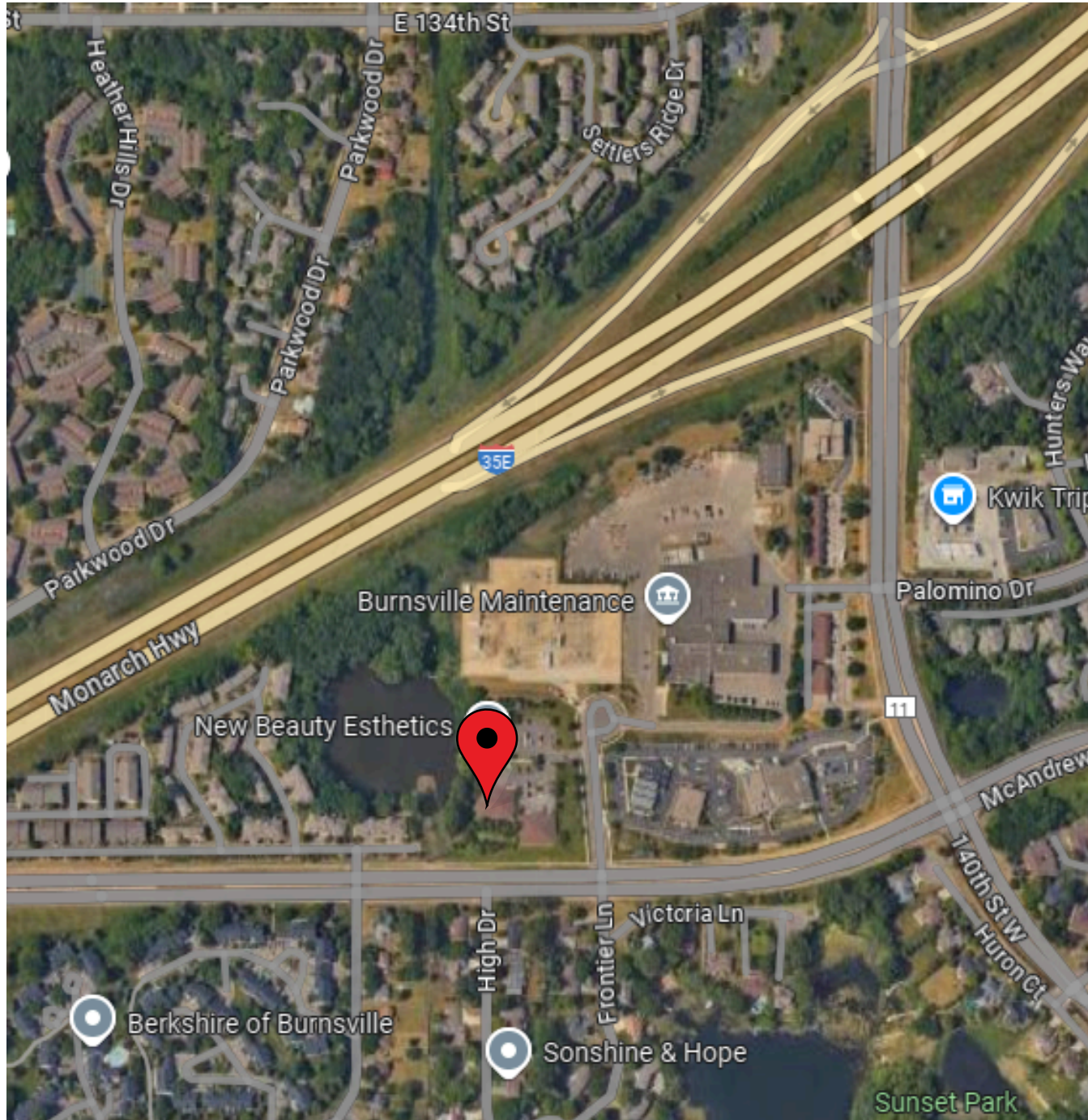
- Private Bathrooms
- Kitchenette



PROPERTY PHOTOS



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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