



BURNSVILLE

Crossing

Investment Highlights

BURNSVILLE Crossing

 **\$9,870,000**

Offering Price

 8.5%

Cap Rate

 \$109

Price PSF

 \$838,994

Year 1 NOI

THE OFFERING

Burnsville Crossing (the "Property") is a multi-tenant retail center anchored by Furniture Mart and located on County Road 42 near the convergence of interstates I-35E & I-35W within the established Burnsville regional retail trade area.

Address

14270 Plymouth Avenue
Burnsville, MN 55337

Primary Tenants:

Furniture Mart, Big Air, Cosmo Prof, TC Running Company

Square Feet

90,915 SF

Land Size

9.60 Acres

Occupancy

100%

Year Built

1988

Traffic Counts

54,438 VPD on Interstate 35E
24,798 VPD on County Road 42

INVESTMENT HIGHLIGHTS

STABLE AND RESILIENT FUNDAMENTALS

The rent roll provides stability and growth with **4.5% CAGR** and **weighted average lease term of 4.9 years**. Additionally, only 1% of the GLA expires within the first year of the hold period.

WELL ESTABLISHED ANCHOR TENANT

Furniture Mart is a long-established, Midwest-based furniture retailer operating **50+ retail locations across six states** with centralized distribution and serving as one of the **top 50 furniture retailers in the U.S.** Additionally, the lease has a corporate guaranty from Furniture Mart, USA, Inc.

BELOW MARKET ANCHOR LEASE

Furniture Mart makes up 48% of the GLA and is paying below market rent of \$11.10 per square foot gross (\$5.74 psf net). An investor has the opportunity to capitalize on this and increase rent to market once the final option expires in 2033.

PRICED BELOW REPLACEMENT

Burnsville Crossings is being offered at the **low price per square foot of \$109**, representing a meaningful discount to current replacement cost, providing downside protection and positioning the asset favorably for long-term value preservation.

DYNAMIC REGIONAL TRADE AREA

The Property is located along County Road 42, the main thoroughfare for Burnsville's primary retail trade area, which consists of approximately 1.6M square feet of retail with low average vacancy of just 3%. Most major retailers are represented in the trade area including Target, Costco, Home Depot, Hobby Lobby, Cub Foods, PetsMart, Crunch Fitness (opening 2026) and many more.





32.7K
Households



83,554
Population



39.0 ↓
Median Age
1.5% lower than the U.S.



\$93.4K ↑
Median HH Income
14.4% higher than US

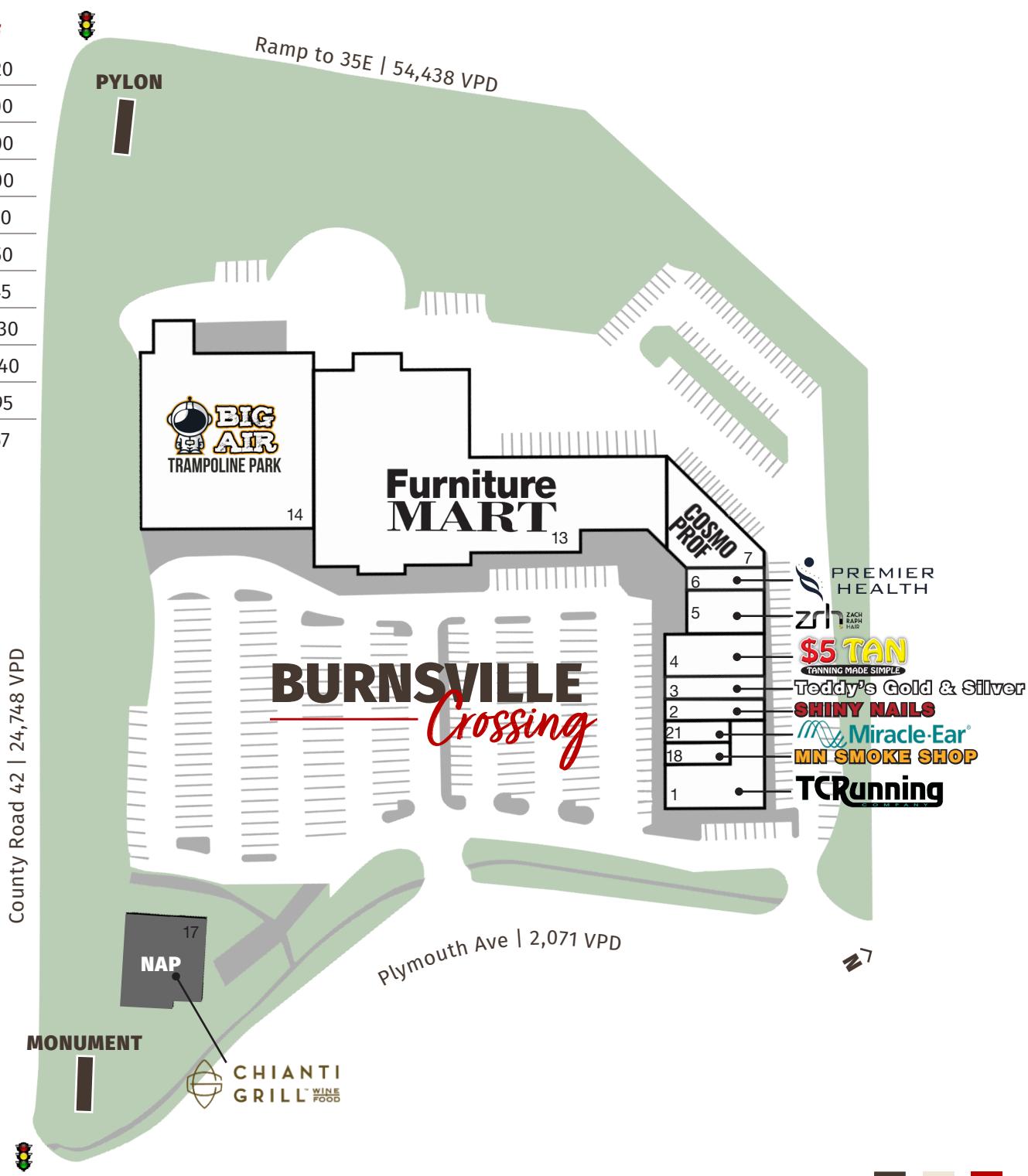


\$398.4K ↑
Median Home Value
7.5% higher than US



Property Site Plan

| SUITE | TENANT | SF |
|-------|------------------------------|--------|
| 1 | TC Running | 5,320 |
| 2 | Shiny Nails | 1,200 |
| 3 | Teddy's Gold & Silver | 1,800 |
| 4 | \$5 Tan | 3,600 |
| 5 | Zach Raph Hair Salon | 3,150 |
| 6 | Premier Health Chiropractors | 1,050 |
| 7 | Cosmo Prof | 3,145 |
| 13 | Furniture Mart | 43,230 |
| 14 | Big Air Trampoline Park | 26,040 |
| 17 | Chianti Grill (NAP) | 6,295 |
| 18 | Smoke Shop | 1,167 |



For further information contact owner's exclusive representatives.



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