

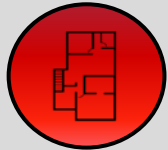
CHANHASSEN LAND

8971 CROSSROADS BOULEVARD, CHANHASSEN, MN



KRAUS-ANDERSON[®]
Realty Company

SPACE AVAILABLE



Approximately 70,000 sf of land for sale or lease as well as space in a proposed 15,000 SF retail center in this mixed use development

DEVELOPMENT OPPORTUNITY



Build-To-Suit/For Lease/For Sale

LOCATION



At the interchange of the new Hwy 212 and Hwy 101. Across from the SW Village Park 'N Ride

TRAFFIC COUNT



46,500/VPD on Hwy 212
9,100/VPD on Hwy 101
4,900/VPD on Lyman Blvd



Building	Building Type	Square Footage	% Leased
BLDG 1	1 level Retail	15,000 SF	6,410 SF Available
BLDG 2	1 level Retail/Office	Up to 15,000 SF	BTS or Inline Space FOR LEASE/FOR SALE
BLDG 3	1 level Retail	Approx. 6,000 SF	My Salon Suite
BLDG 4	1 level Retail	Approx. 7,000 SF	Christian Brothers Automotive

	1 Mile	3 Miles	5 Miles
POPULATION	4,801	38,708	129,931
DAYTIME POP	2,844	33,431	98,919
HOUSEHOLDS	1,805	13,919	48,389
HOUSEHOLD INCOME	137,937	169,827	138,796

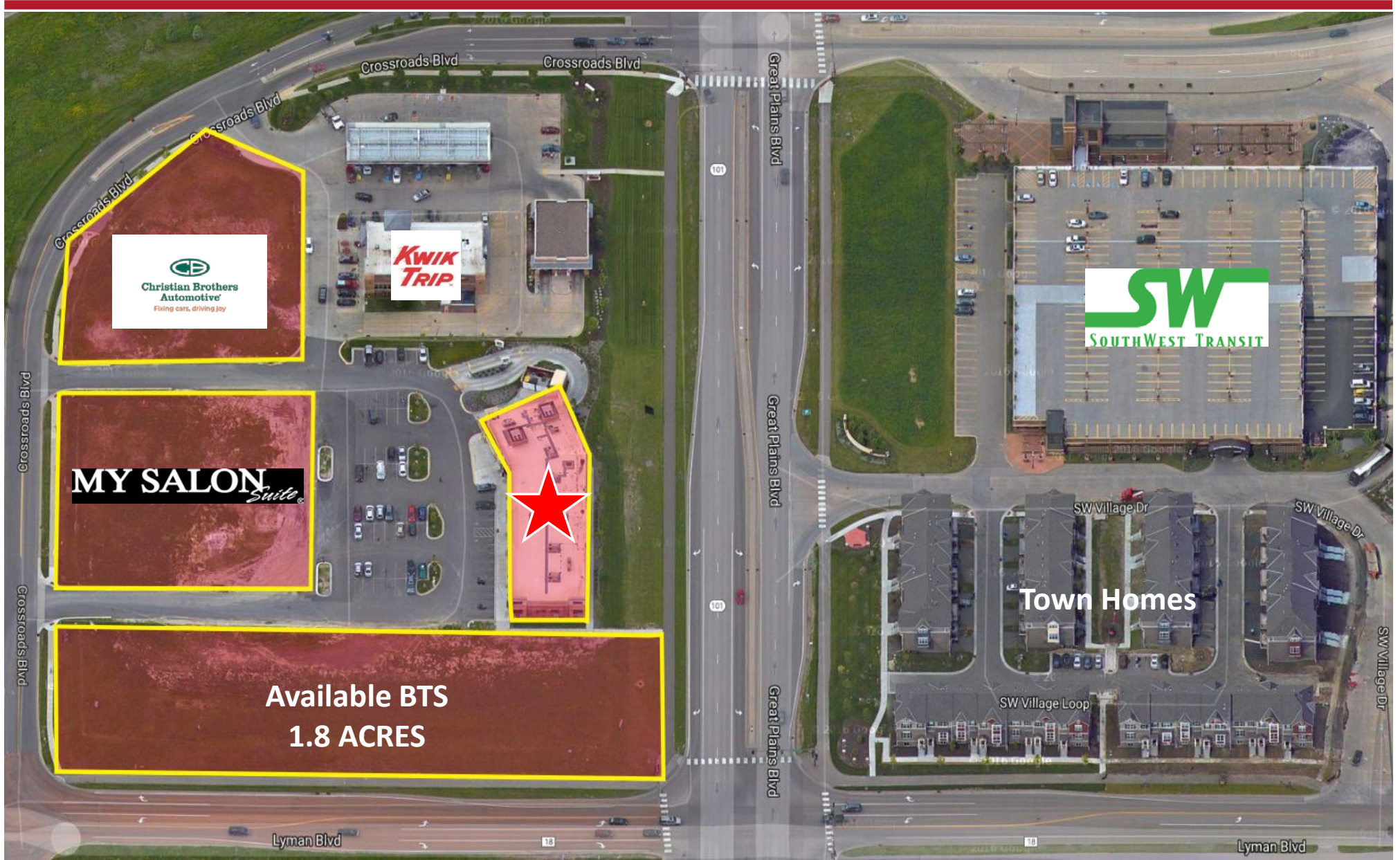


Retail Aerial





Aerial View





Contact

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