

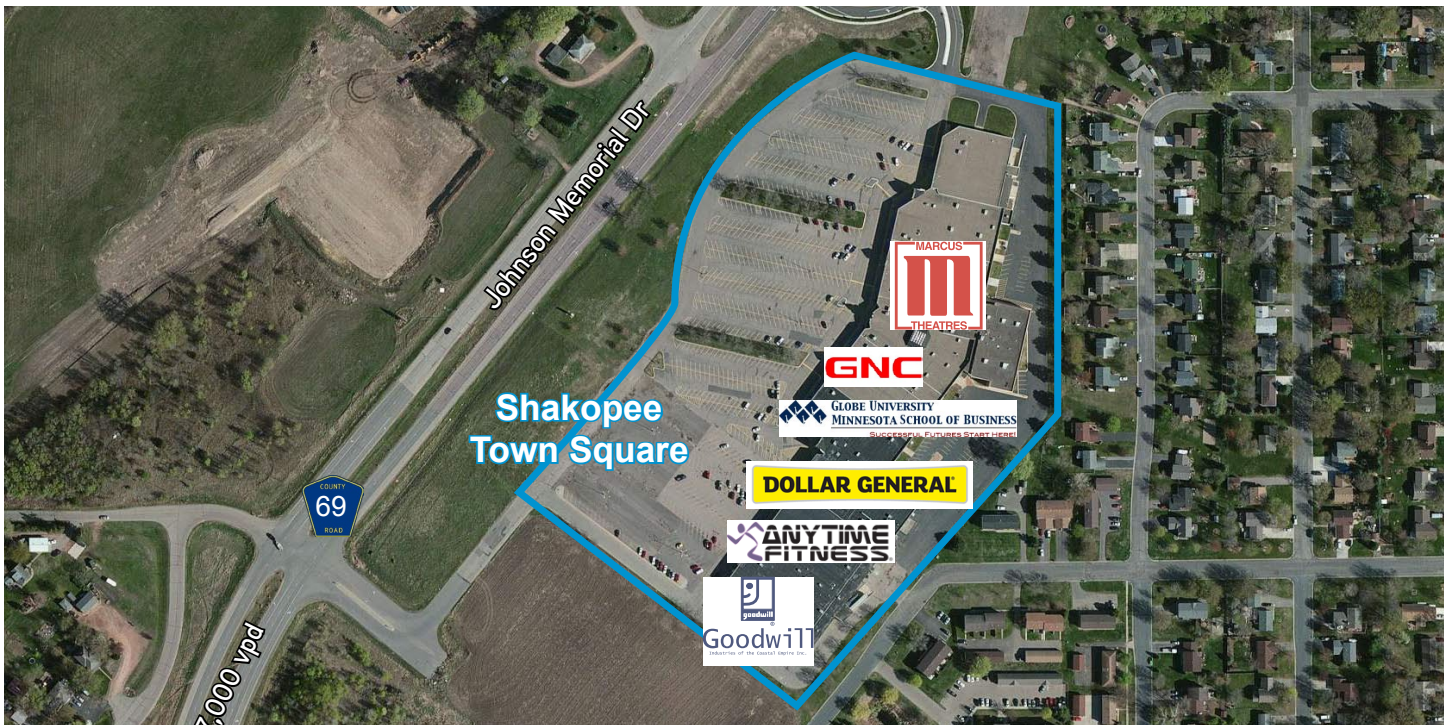
RETAIL SPACE FOR LEASE >

Phalen Retail Center

1177 Clarence Street | St. Paul, MN 55106

WELSH
PARTNER **XTEAM**
RETAIL ADVISORS

Colliers
INTERNATIONAL



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RETAIL > FOR LEASE

SITE INFORMATION

Location	1100 - 1160 Shakopee Town Square, Shakopee, MN
Description	Neighborhood Center
Building Size	222,481 SF
Year Opened	1997
Year Renovated	Retail

AVAILABLE

1,031 SF - 26,748 SF
1.09 Acre Outlot for Sale / Lease

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,222	37,646	80,480
Median HH Income	\$67,076	\$75,791	\$91,556
Average HH Income	\$76,587	\$89,368	\$112,844

* Source: ESRI, 2015 Est.

TRAFFIC COUNTS

Hwy 169	35,000 cars per day
Johnson Memorial Dr.	7,400 cars per day

* Source: Minnesota Department of Transportation 2015 Study Averages are per day total cars

EST. CAM & REAL ESTATE TAX

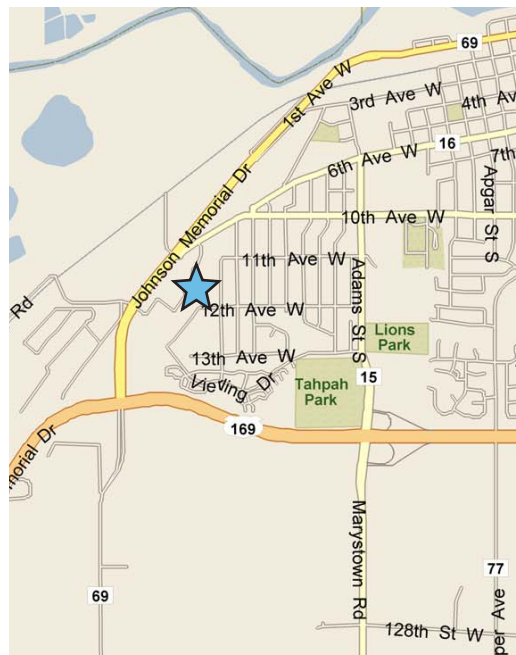
\$3.18 per square foot CAM
\$1.34 per square foot Tax
\$4.52 per square foot total

MAJOR TENANTS

- > Marcus Theatres
- > Anytime Fitness
- > Dollar General
- > Minnesota School of Business
- > GNC
- > Goodwill

COMMENTS

This neighborhood center is located in the heart of Shakopee surrounded by a strong residential population with ease of access to Highway 169. This center offers very competitive rates and a variety of spaces that fit most retailer's size criteria.



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