

FOR LEASE > RETAIL/OFFICE SPACE

# Kenwood Center

17741-17823 KENWOOD TRAIL, LAKEVILLE, MN 55044



## Comments

- > Excellent visibility and signage
- > Outstanding location with great access to I-35W & County Rd 50
- > Block construction with abundant windows
- > Ample Parking
- > Well maintained retail / office showroom complex in a premier location
- > Rear dock or drive-in doors with 16' clear height ceilings

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# Kenwood Center > Property Information

## SITE INFORMATION

Location	County Rd 50 (Kenwood Trl) & Juniper Ave, Lakeville, MN
Description	Retail / Office Showroom
Year Built	1985

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,885	37,725	119,551
Average Household Income	\$139,124	\$126,214	\$103,873
Median Household Income	\$111,719	\$103,863	\$84,055

*\*Source: US Census, 2010*

## TRAFFIC COUNTS

County Rd 50 25,500 vehicles per day

*\*Source: Minnesota Department of Transportation 2012 AADT*

## SPACE AVAILABLE

2,454 - 5,070 square feet

## LEASING RATES

Negotiable

## 2013 ESTIMATED OPERATING EXPENSES

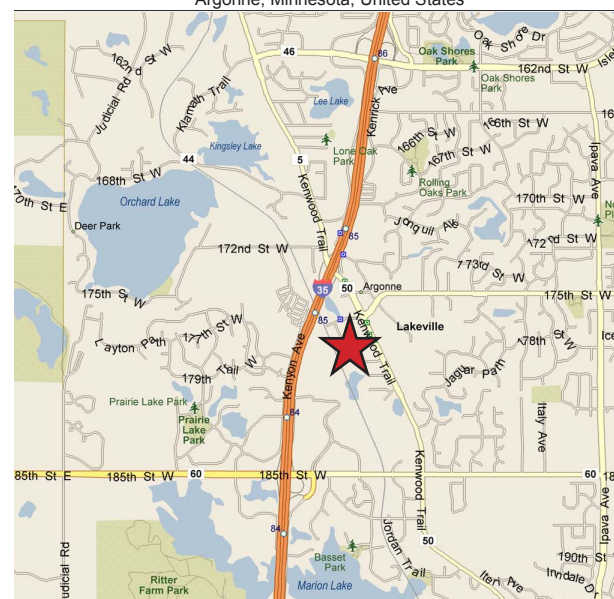
CAM & RE Insurance	\$2.22
RE Taxes	\$3.89
Total	\$6.11

## BUILDING SIZE

37,266 square feet

## AREA TENANTS

Aveda	Dairy Queen	Kinder Care	Re/Max	Verizon Wireless
Burger King	Domino's Pizza	Long John Silver's	Schneiderman's	Von Hanson's Meats
Caribou Coffee	Erbert & Gerbert's	M&I Bank	Starbucks	Walgreens
Clean N Press	FedEx Office	Nick & Willy's Pizza	Subway	Wendy's
Comfort Inn	Globe University	O'Reily Auto Parts	Super America	Green Mill Restaurant
Culver's	Great Clips	Pilgrim Cleaners	Taco Bell	Cub Foods
CVS Pharmacy	Jimmy John's	Rainbow Foods	Tires Plus	Ace Hardware



## Contact Us

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