

FOR LEASE >

# Chaska Commons

200 Pioneer Trail | Chaska, MN 55318



Accelerating success.



## CONTACT US

Brad Kaplan CCIM  
952 897 7730  
[bradley.kaplan@colliers.com](mailto:bradley.kaplan@colliers.com)



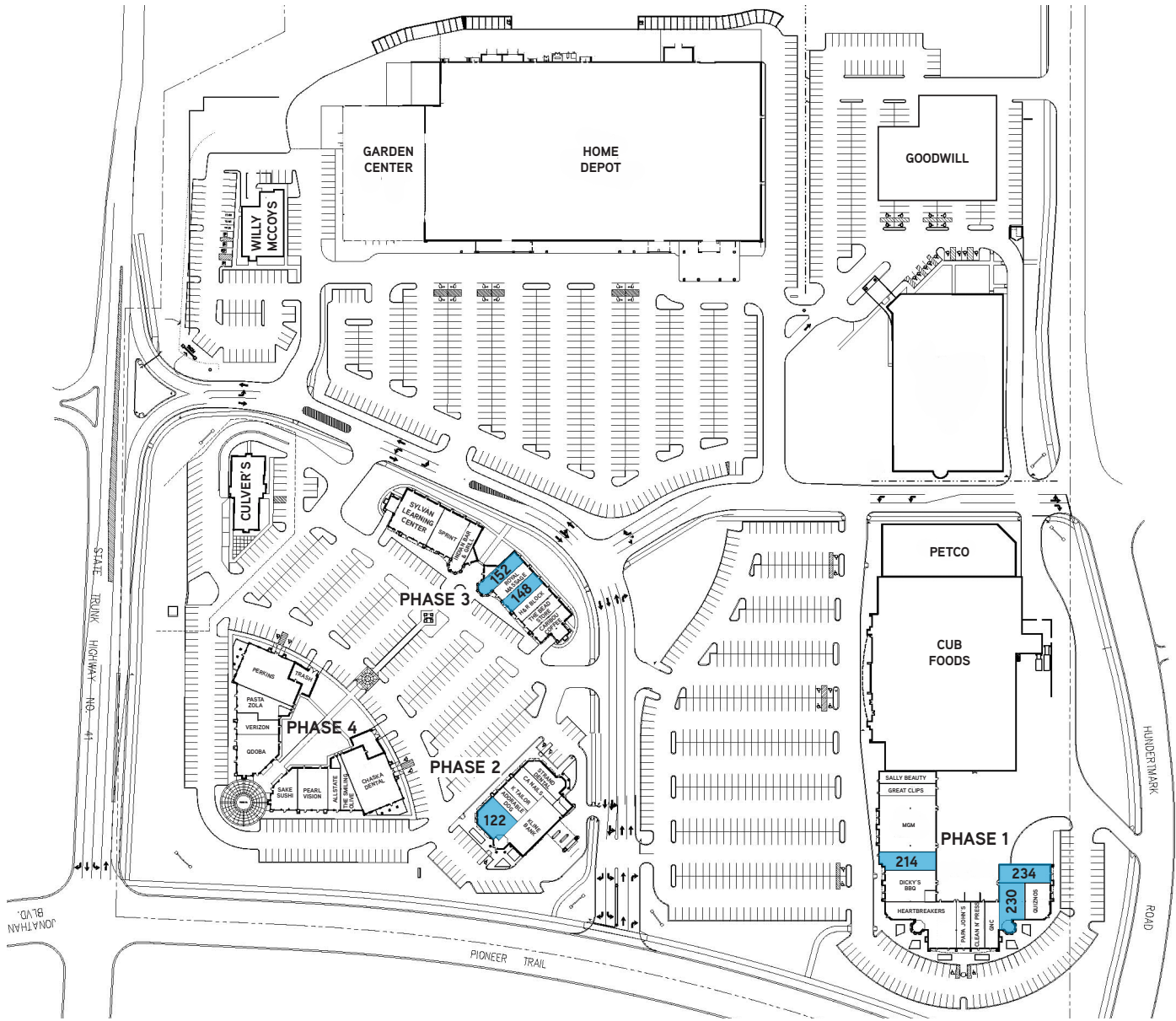


CHASKA COMMONS

200 Pioneer Trail | Chaska, MN 55318

For Lease >

SITE PLAN



AVAILABLE

Phase 1:  
Suite 214..... 2,875 SF  
Suite 230 ..... 2,231 SF  
Suite 234 ..... 1,865 SF

Phase 2:  
Suite 122 ..... 2,020 SF

Phase 3:  
Suite 148 ..... 1,200 SF  
Suite 152 ..... 1,443 SF

SITE INFORMATION

Location ..... Pioneer Trail  
Building GLA..... 327,140 SF  
Space Available ..... 1,200 - 2,875 SF  
Parking ..... 95 stalls  
Lease Rate ..... \$18.00 - \$20.00 PSF

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,315	35,960	79,805
Daytime Population	5,143	22,919	43,022
Average HH Income	\$66,256	\$89,848	\$97,104

\*Source:PCensus 2017

TRAFFIC COUNTS

Highway 41..... 17,400 cars per day  
Pioneer Trail..... 11,600 cars per day

\*Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars

2018 EST. EXPENSES PSF

Tax	\$4.22 psf
CAM/Ins	\$3.74 psf
Total	\$7.96 psf

MAJOR TENANTS

- > Super Target
- > MGM
- > Verizon
- > Kohl's
- > McDonalds
- > Culver's
- > Papa John's
- > Pearl Vision
- > Perkins
- > Cub Foods
- > PetCo
- > Home Depot
- > Allstate

COMMENTS

- > Great Chaska community center anchored by Cub Foods, Petco and Home Depot
- > Adjacent to Hazeltine Golf Course
- > Close proximity to Chaska High School



For Lease >

# CHASKA COMMONS

200 Pioneer Trail | Chaska, MN 55318



Accelerating success.

## CHASKA TRADE AREA



### OVERVIEW >>

The expansion of Highway 212 west has greatly increased the accessibility to Chaska from other markets and has helped with area growth. The retail sector is small in this market, but has been growing - primarily in the area around Highway 41 and Pioneer Trail. There also remains an historical "downside" area to the south. Chaska is home to Hazeltine Golf Club, the site of the 2014 Ryder Cup.

### POPULATION >>



### DAYTIME EMPLOYMENT >>



### MEDIAN HH INCOME >>



### MAJOR EMPLOYERS >>

Beckman Coulter | Carver County  
FSI International  
Lake Regional Manufacturing

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers International | Minneapolis-St. Paul  
4350 Baker Rd, Suite 400, Minnetonka, MN 55343  
952 897 7700 | [colliers.com/msp](http://colliers.com/msp)

**Brad Kaplan ccim**  
Senior Associate  
952 897 7730  
[bradley.kaplan@colliers.com](mailto:bradley.kaplan@colliers.com)