

FOR LEASE >

Chaska Commons

200 Pioneer Trail | Chaska, MN 55318



Accelerating success.



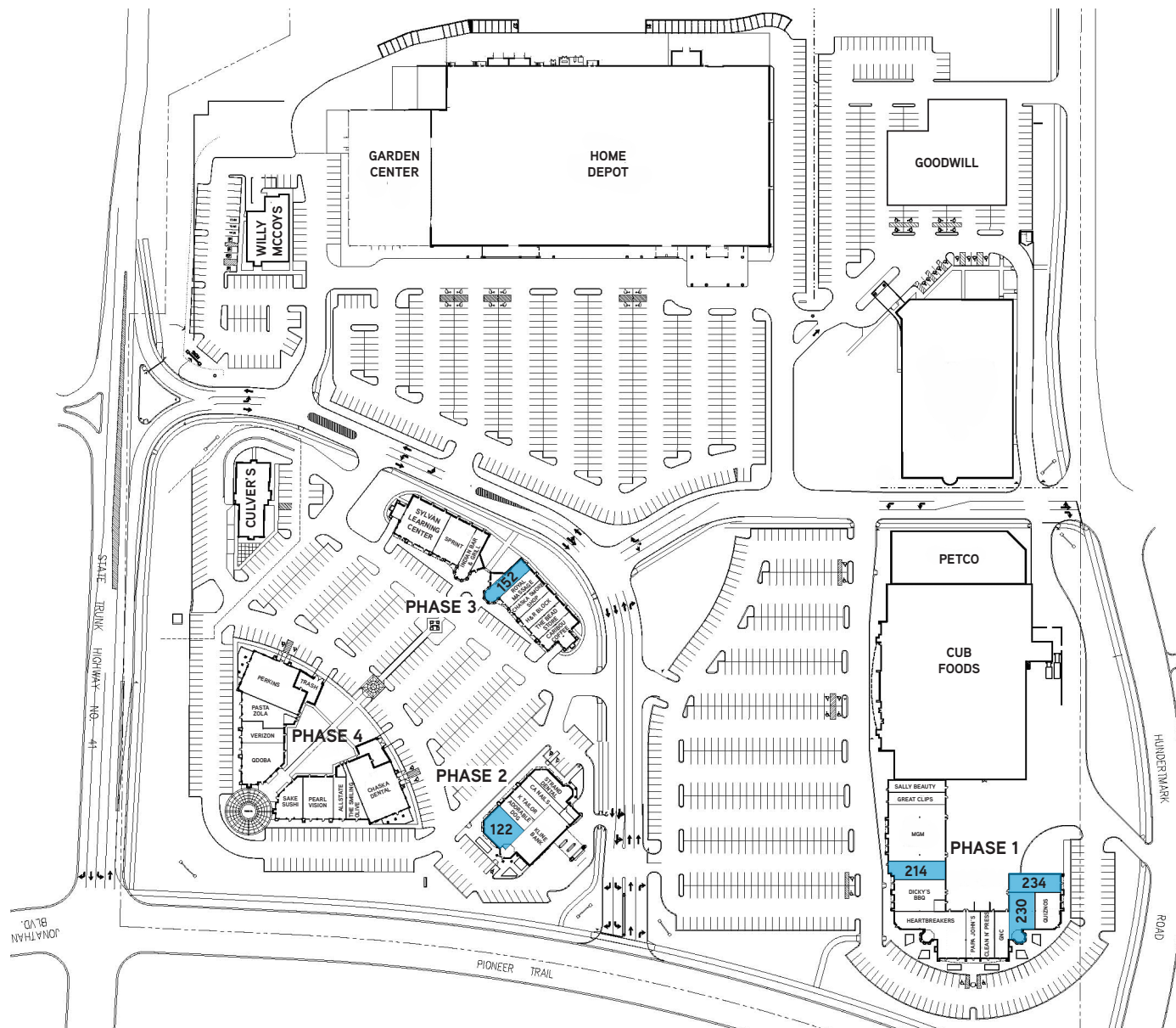
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CHASKA COMMONS

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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



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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 "downtown" area to the south. Chaska is home to Hazeltine Golf Club, the site of the 2016 Ryder Cup.

POPULATION >>

	4,315	①
	35,960	③
	79,805	⑤

DAYTIME EMPLOYMENT >>

	4,402	①
	18,123	③
	35,058	⑤

MEDIAN HH INCOME >>

	\$66,256	①
	\$89,848	③
	\$97,104	⑤

MAJOR EMPLOYERS >>

Beckman Coulter | Carver County
FSI International
Lake Regional Manufacturing

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