

RETAIL SPACE FOR LEASE >

Aurora Village Shops

1451 County Road 42 | Burnsville, MN 55306



Accelerating success.



CONTACT US

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Site Information

Location SEQ of County Road 42 and 5
Description Neighborhood Retail Center
Building Size 122,323 SF

AVAILABLE:

1,585 - 7,125 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	7,245	71,945	167,558
Daytime Population	13,385	38,141	76,198
Average HH Income	\$85,091	\$94,807	\$104,581

* Source: ESRI 2016 Est.

TRAFFIC COUNTS:

County Road 42 36,000 vpd

County Road 5 14,400 vpd

* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars

2018 EST. CAM & REAL ESTATE TAX:

\$2.66 per square foot CAM/Ins.

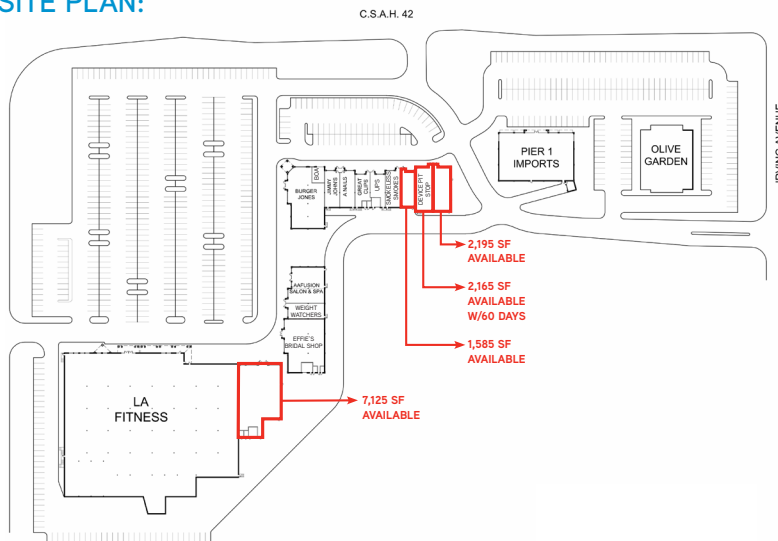
\$4.75 per square foot Taxes

\$7.41 total per square foot

CENTER TENANTS:

- > Burger Jones
- > Bank of America
- > Jimmy Johns
- > LA Fitness
- > Pier 1 Imports
- > Great Clips
- > Papa Johns
- > UPS
- > Olive Garden

SITE PLAN:



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COMMENTS:

- > Located in the heart of the Burnsville trade area
- > Offers strong demographics, traffic counts, along with great visibility



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