

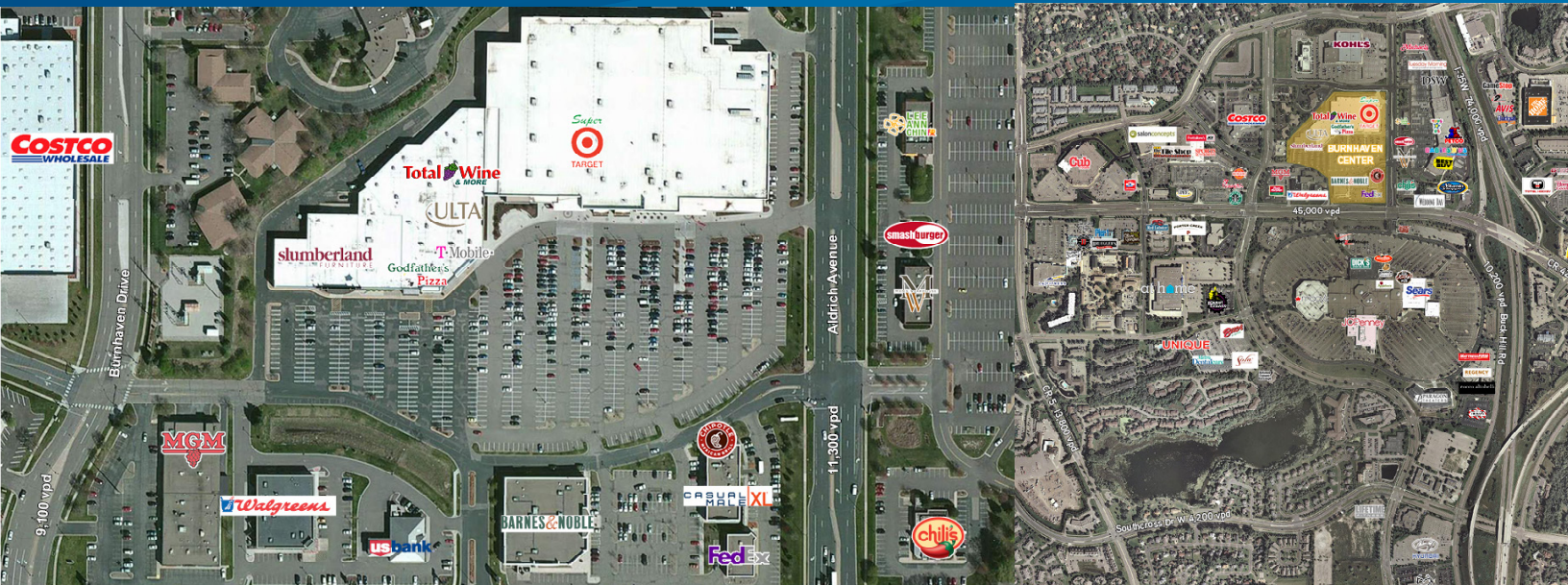
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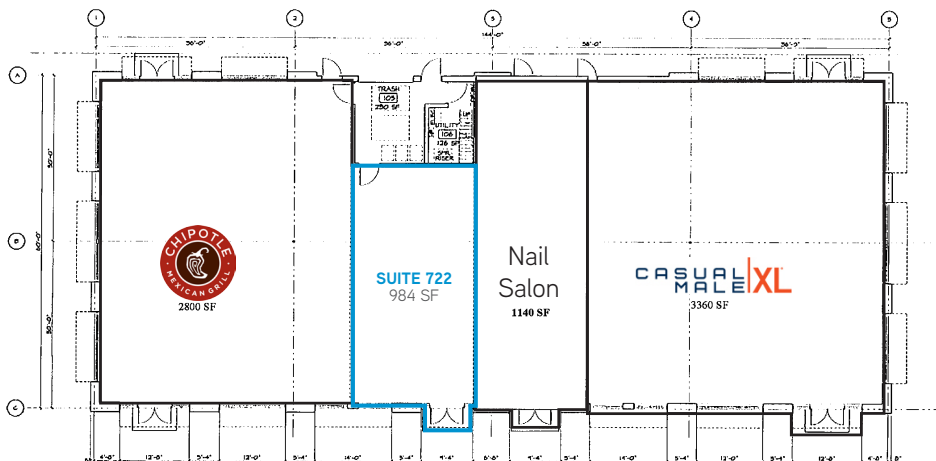


# Burnhaven Shopping Center

850 COUNTY ROAD 42, BURNSVILLE, MN



## FOR LEASE



## Contact Us

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## Site Information

- › **Location** NWC County Road 42 and Aldrich Avenue, Burnsville, MN
- › **Description** Super Target Anchored Shopping Center
- › **Center GLA** 208,860 SF
- › **Ceiling Height** 17' to deck / 15' 2" to bar joist

### AVAILABLE:

**984 SF**

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	8,535	72,823	168,226
Median HH Income	\$67,367	\$79,472	\$83,826
Average HH Income	\$77,645	\$91,351	\$95,495

### TRAFFIC COUNTS:

- › County Road 42: 48,500 vpd
- › Aldrich Avenue: 11,300 vpd
- › Burnhaven Drive: 9,100 vpd

*\* Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

### 2017 (EST) EXPENSES:

\$2.83 psf CAM  
\$6.58 psf Taxes  
**\$9.41 psf TOTAL**

### CENTER TENANTS:

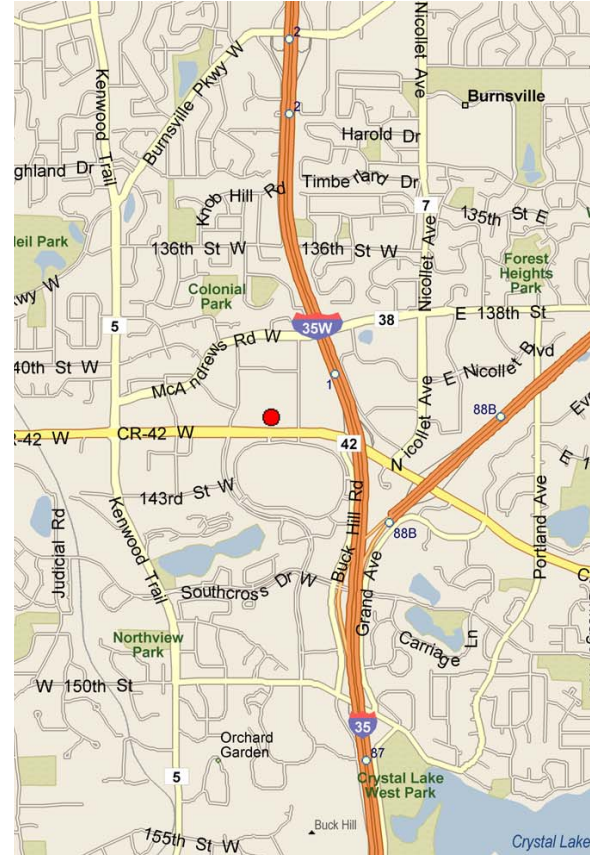
- › Super Target
- › Ulta
- › Total Wine
- › Barnes & Noble
- › Slumberland
- › T-Mobile
- › Chipotle
- › Casual Male XL

### AREA TENANTS:

- › Michaels
- › Toys R Us
- › TJ Maxx
- › Tile Shop
- › Planet Fitness
- › Champps
- › Cub Foods
- › Dick's
- › DSW
- › Home Depot
- › Costco
- › MGM
- › JC Penney
- › Kohl's
- › Macy's
- › Best Buy
- › Total Hockey
- › Panera Bread
- › Petco
- › Sears
- › Office Max
- › Schmitt Music

### COMMENTS:

Burnhaven Shopping Center is located in the core of the Burnsville Trade Area. Strategically located directly across County Road 42 from the Burnsville Regional Mall, this site offers excellent demographics, traffic volume and visibility. This is an excellent opportunity to join leading regional retailers: Super Target, Barnes & Noble, Total Wine and Slumberland Furniture. Burnhaven also boasts low operating expenses.



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