



RETAIL > FOR LEASE | LAND > FOR SALE

Heritage Commons

Cub-Anchored Neighborhood Center in Lakeville, Minnesota

- > 1,100 - 4,369 SF Available for Lease - Retail/Office/Medical Space
- > Up to 44,000 SF BTS Available
- > Land Available for Sale
 - 1.04 - 3.74 Acres Contiguous
 - PAD Ready



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AVAILABILITIES

Building A

- > Suite 20176: 1,190 SF
- > Suite 20178: 1,200 SF
- > Can Combine: 2,390 SF

Building B

- > Suite 20166-20168: 2,835 SF | Can Demise

Building C

- > Suite 20198-20200: 4,369 SF
- > Suite 20208: 1,827 SF

Building D

- > Suite 20139-20141: 3,398 SF | Can Demise

Land

- > Build-to-Suite opportunity
- > 1.04 - 3.74 Acres Contiguous

EST. CAM/TAS

CAM: \$4.05

RE Tax: \$5.22

Total: \$9.27

PROPERTY HIGHLIGHTS

- > Premiere Development Opportunity
- > Lakeville number one city for residential building permits since 2013
- > Lakeville 2016 commercial/industrial permits issued: \$40.7 million

Due Diligence Information available upon request.

- > ALTA Survey
- > Floor Plans
- > Phase I
- > Geotech Report
- > Topo Survey
- > Utility Map

DEMOGRAPHICS

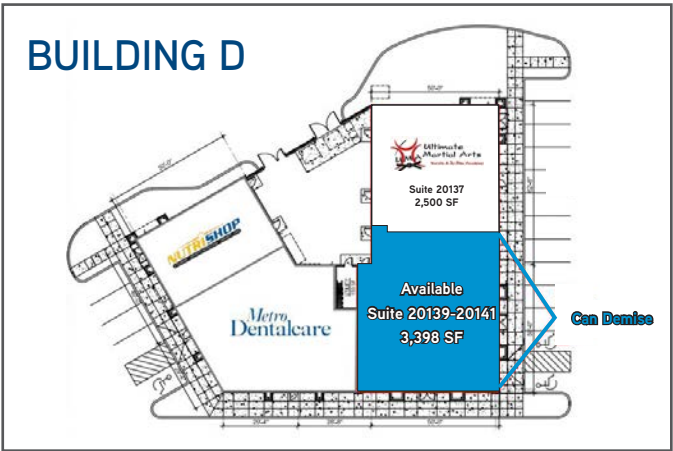
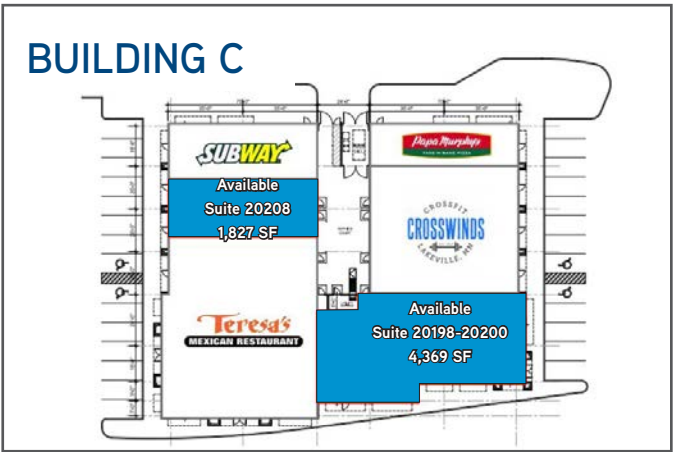
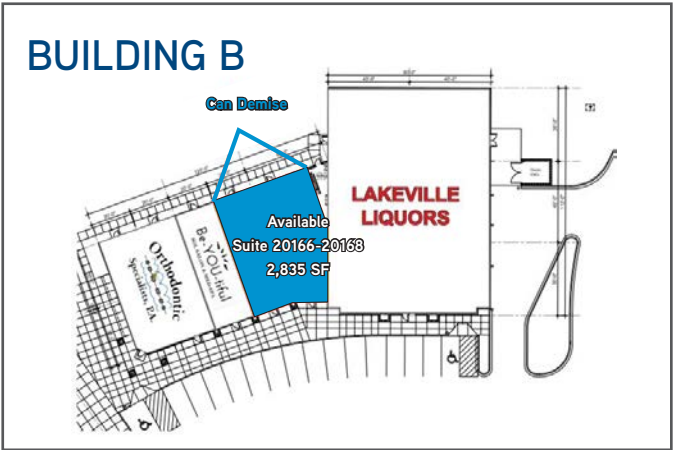
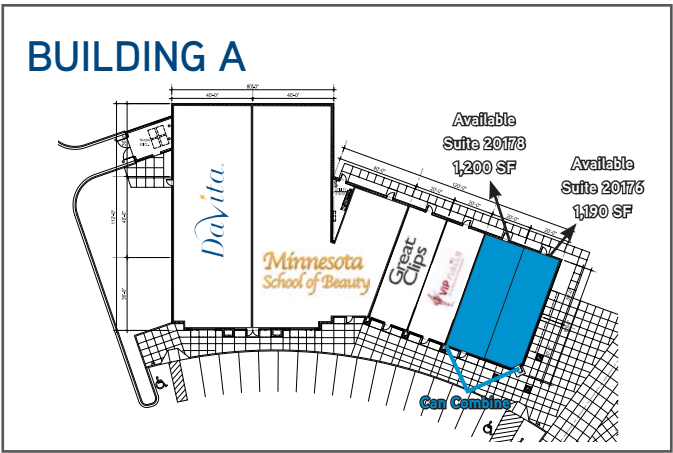
Population		
	6,511	①
	26,273	③
	93,280	⑤

AVG HH INCOME		
	\$94,090	①
	\$125,120	③
	\$112,785	⑤

Median HH Income		
	\$76,565	①
	\$101,559	③
	\$93,051	⑤

Traffic Counts	
	Kenwood Trl: 12,800 vpd
	Dodd Blvd: 9,600 vpd

Demographics: ESRI 2015 EST | Traffic: MnDOT-2014 Study Averages per day total cars





Minneapolis-St. Paul Metro Map



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