



# For Sale

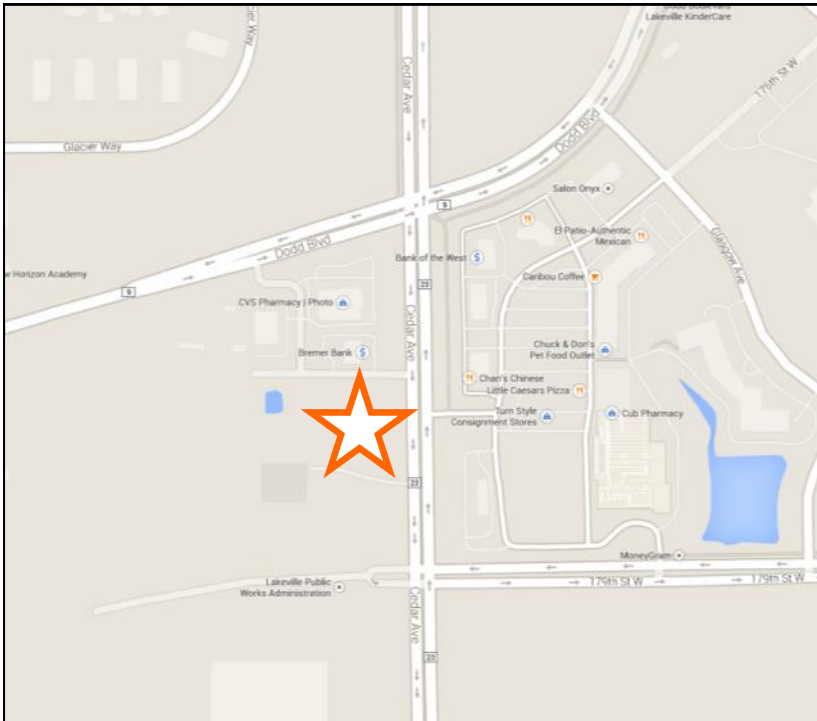
**17677 Cedar Avenue, Lakeville, MN 55044**

## Office / Retail Shell Building



- ◆ **9,140 SF Building (approximately)**
  - ◇ **6,100 SF on Main**
  - ◇ **3,040 SF on Lower Level**

- ◆ **1.74 Acre Site with ample parking**
- ◆ **New Construction—2014—building shell complete, ready for new owner to finish**



- ◆ **Ideal setting for clinic, professional office, or retail**
- ◆ **Excellent location with easy access and exposure just off the intersection of Dodd Road and Cedar Avenue (CR-77)**

### For more information, contact:

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# Data Sheet

**17677 Cedar Avenue, Lakeville, MN 55044**

Building ..... 6,100 SF on Main & 3,040 SF LL (approx.)  
 Site ..... 1.74 Acres  
 Year Built ..... 2014—New Construction  
 Zoning ..... C-3 (General Commercial District)  
 Traffic Counts ..... 17,100 vpd at Dodd Rd & Cedar Ave  
 Signage ..... Electronic Board on Monument Sign  
 Dakota County Real Estate Taxes ..... \$31,441 (2014)  
 Listing Price ..... \$950,000



*Architect's rendering of original building design (Collage 1 architects, 2014)*



Electronic Monument Sign

## Demographics

	1 mile	3 mile	5 mile
<b>Population</b>	7,779	63,876	144,270
<b>Average HH Income</b>	\$90,461	\$85,426	\$82,766
<b>Median HH Income</b>	\$101,022	\$102,123	\$100,467

*Information based on 2013 census data.*

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