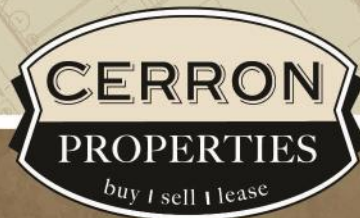


# FRANDSEN BANK & TRUST BUILDING

7303 161ST STREET, LAKEVILLE, MN 55044

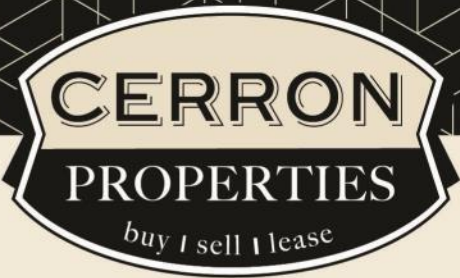


FOR LEASE | PROFESSIONAL OFFICE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





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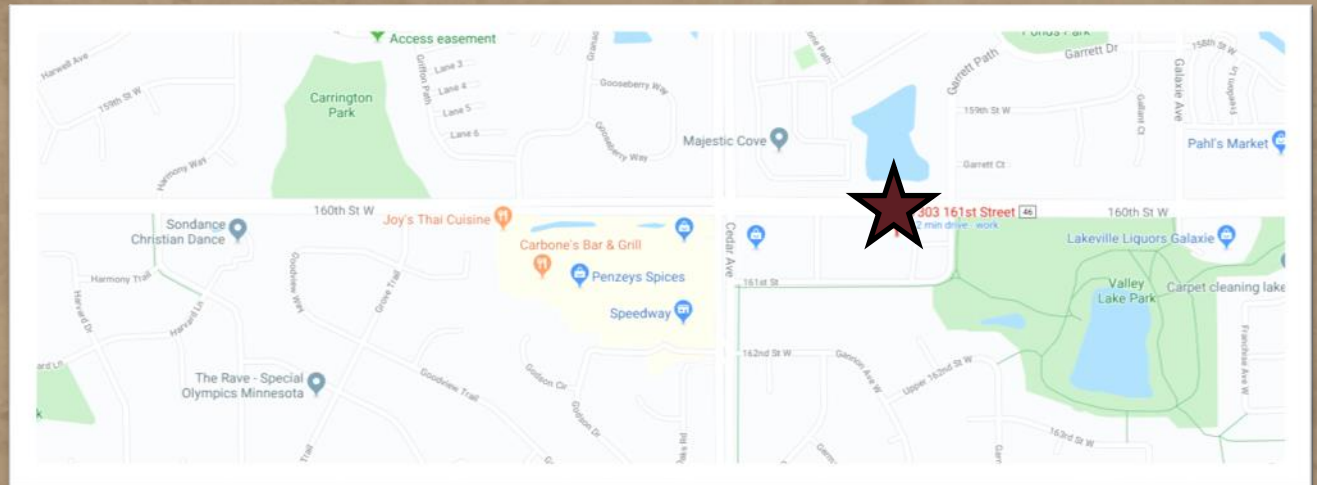
7303 161ST STREET, LAKEVILLE, MN 55044

FOR LEASE | OFFICE SPACE

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21476 Grenada Avenue  
Lakeville, MN 55044  
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## ■ PROPERTY HIGHLIGHTS

- Approx. 1,500 SF of office suite on the 2nd floor
- Two-story building in excellent location, just off of Cedar Avenue and CR-46
- Elevator Access to second floor
- Amenities include: restrooms in suite, with conference room and break room in lower level
- Pylon signage available
- Ample, free parking
- Lease Rate: \$2,300/month gross



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



# FRANSEN BANK & TRUST BUILDING

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## SUMMARY



### ■ TRAFFIC COUNTS:

- 28,000 vpd @ CR-46/160th St W & Garrett Path
- 31,500 vpd @ Cedar Ave (North of CR-46/160th St W)

### ■ DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,285	47,474	110,183
Median HH Income	\$74,181	\$92,068	\$90,958
Avg HH Income	\$79,336	\$95,385	\$95,773

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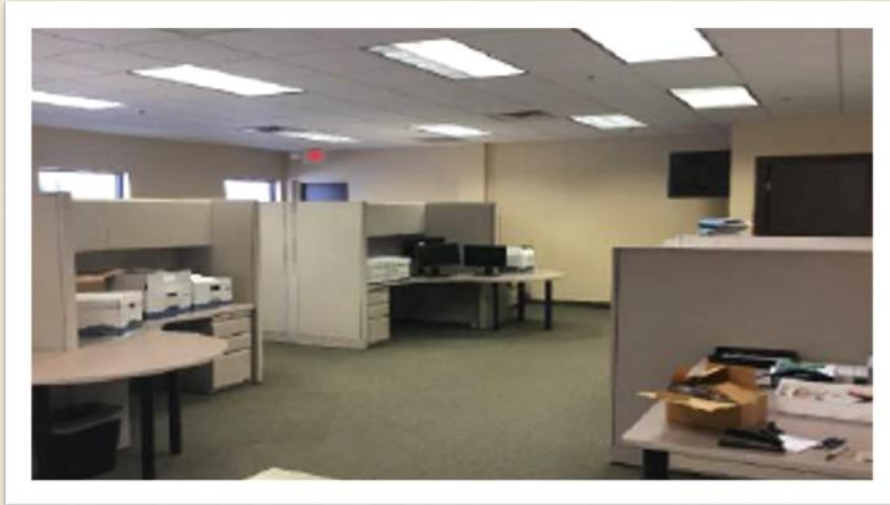


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## INTERIOR PICS



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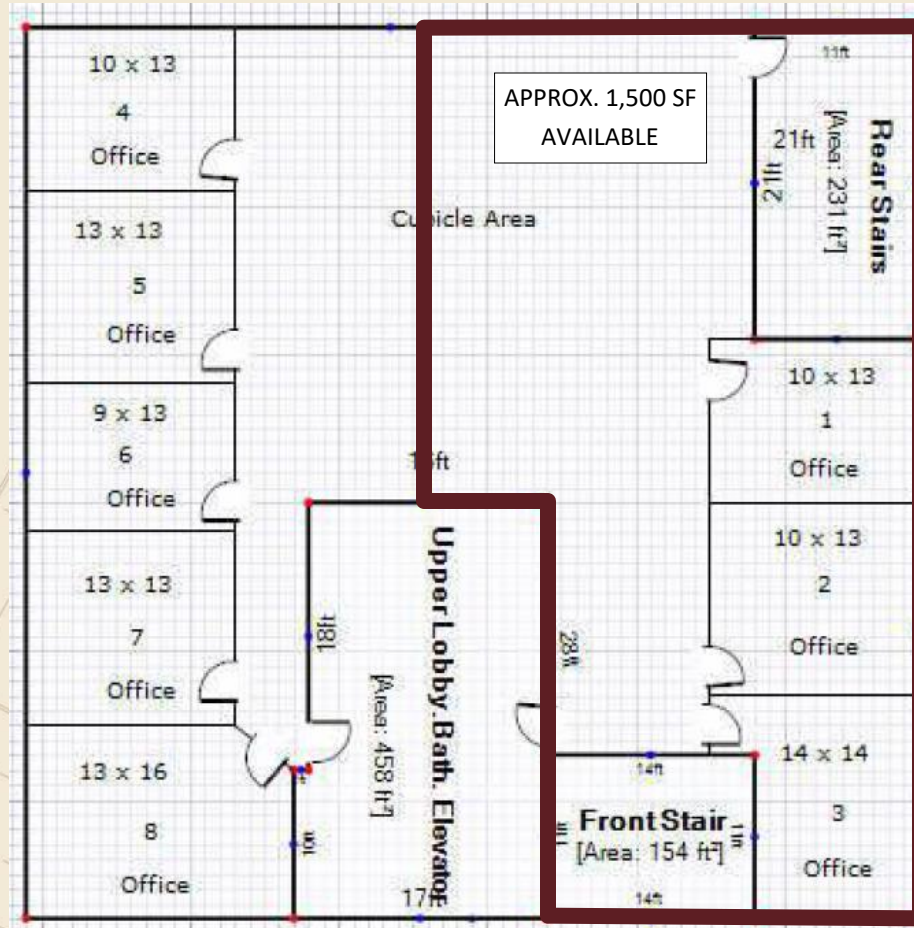


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## FLOOR PLAN

### Second Floor Plan



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*let's get started!*

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