

SAND CREEK FLATS RETAIL & OFFICE SPACE

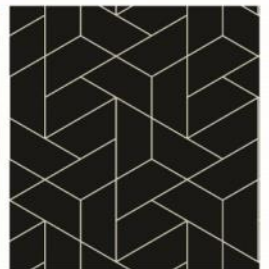
201 EL DORADO DRIVE, JORDAN, MN 55352

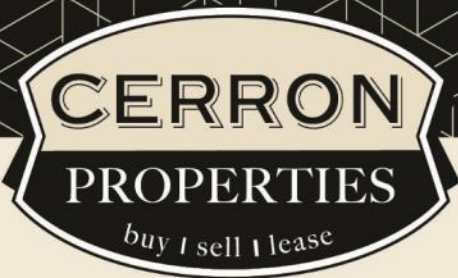


FOR LEASE | RETAIL / OFFICE SPACE FOR LEASE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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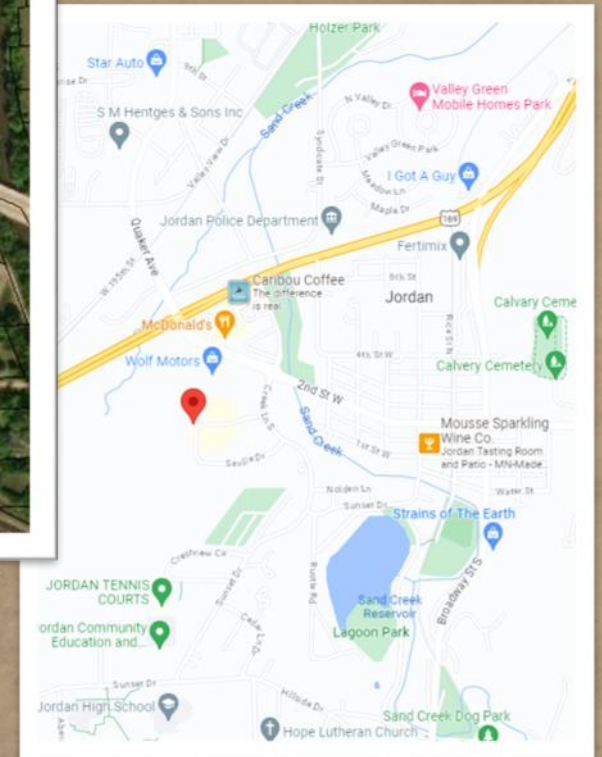
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PROPERTY HIGHLIGHTS

- 1,500—5,185 RSF for Retail or Office use (dividable)
- 4-story, 72-Unit, Mixed Use Apartment Building
- \$17.00/SF NNN
- CAM \$2.50/SF
- Tax \$2.50/SF
- 111 Parking Spaces
- New Construction—Available October 2023
- Excellent for: fitness, medical, salon, coffee, restaurant, sandwich shop, pizza, clothing, office, café, arcade, comic book shop
- Sprinklered building
- Scott Co. PID#220500031



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:
Roz Peterson
612.708.5281
rozp@cerron.com

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SUMMARY



Interior of Apartment

■ TRAFFIC COUNTS:

- 21,000—29,000 vpd @ Hwy 169

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	4,709	8,339	10,205
Median HH Income	\$83,782	\$90,908	\$97,591
Avg HH Income	\$111,552	\$120,280	\$126,837

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JORDAN MIXED USE

OVERALL FIRST FLOOR PLAN

11/19/22 | JLG 21324 | © 2022 JLG ARCHITECTS



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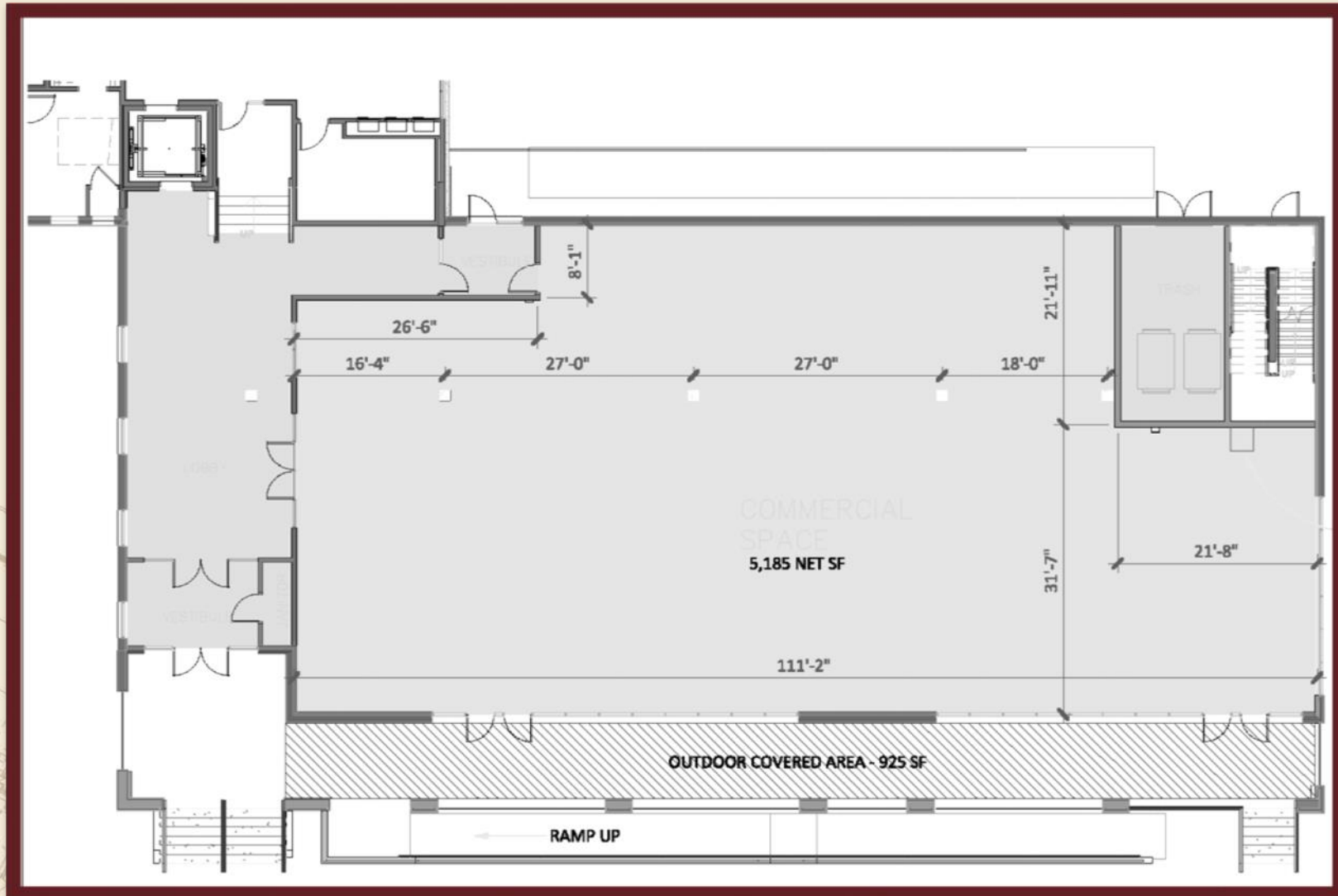
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FLOOR PLAN



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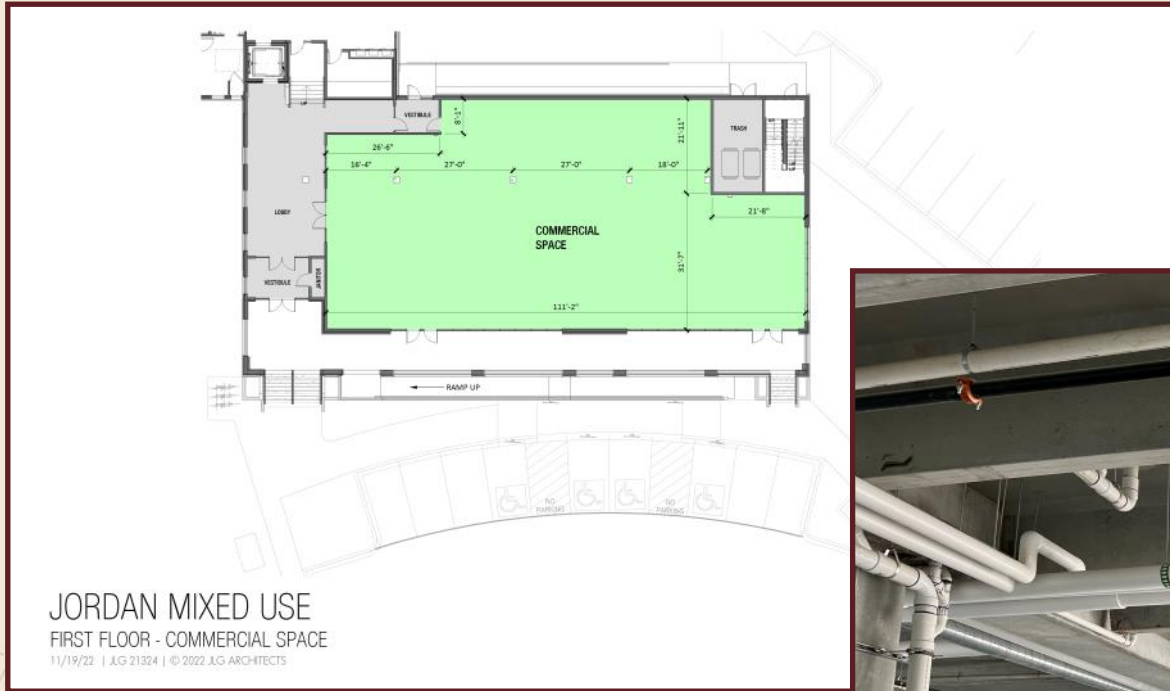
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FLOOR PLAN & PIC



Interior—Commercial Space



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let's get started!

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