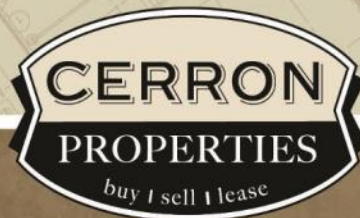


SAND CREEK FLATS RETAIL & OFFICE SPACE

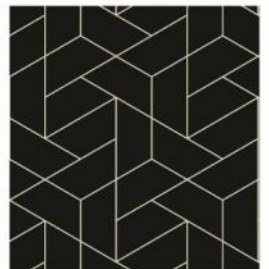
201 EL DORADO DRIVE, JORDAN, MN 55352



FOR LEASE | RETAIL / OFFICE SPACE FOR LEASE



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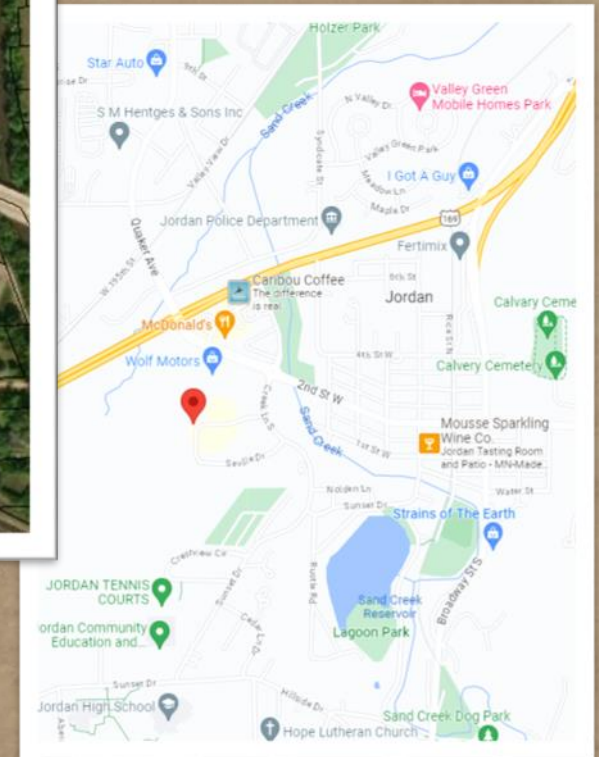
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PROPERTY HIGHLIGHTS

- 1,500—5,185 RSF for Retail or Office use (dividable)
- 4-story, 72-Unit, Mixed Use Apartment Building
- Lease Rate: Negotiable
- 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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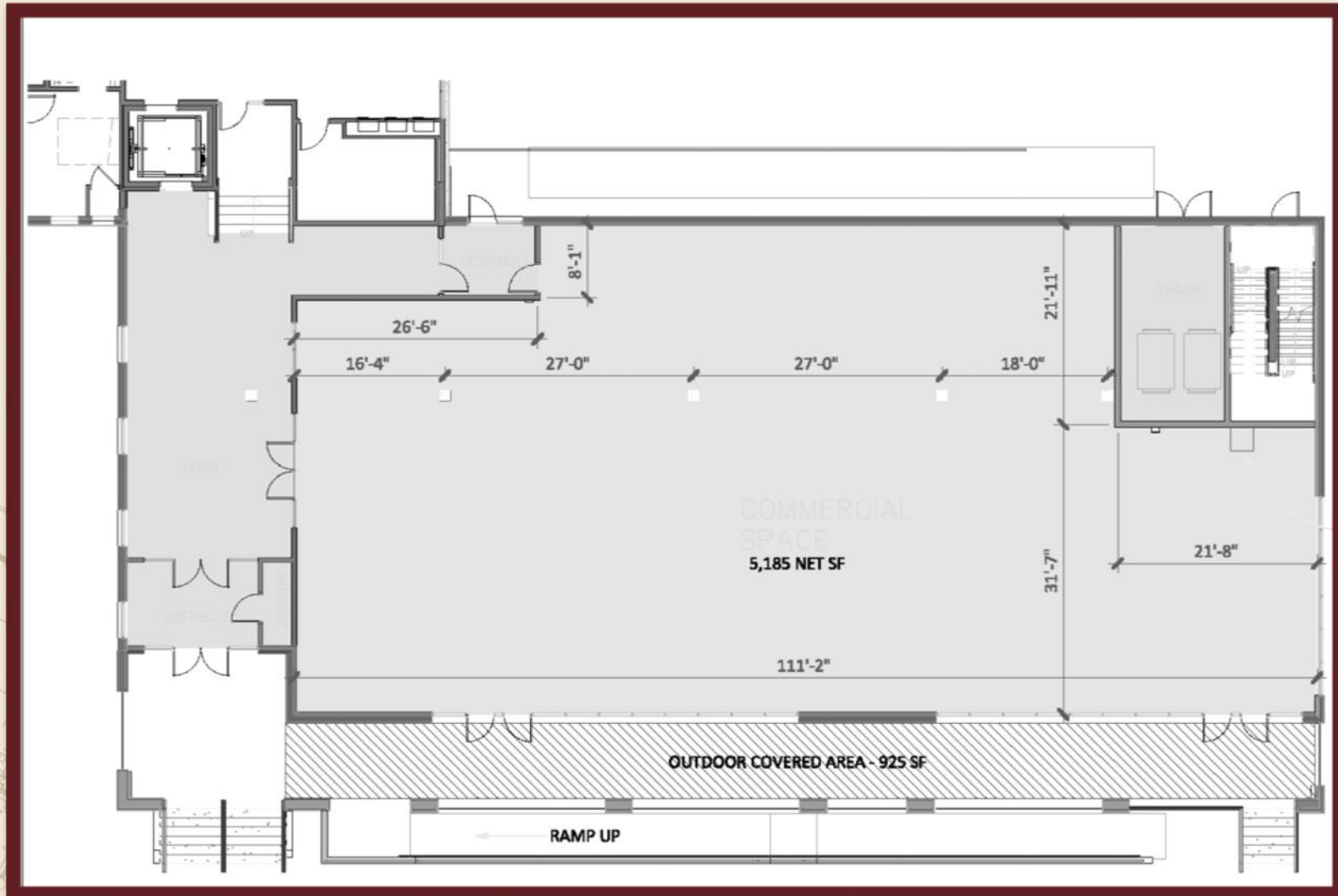
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FLOOR PLAN



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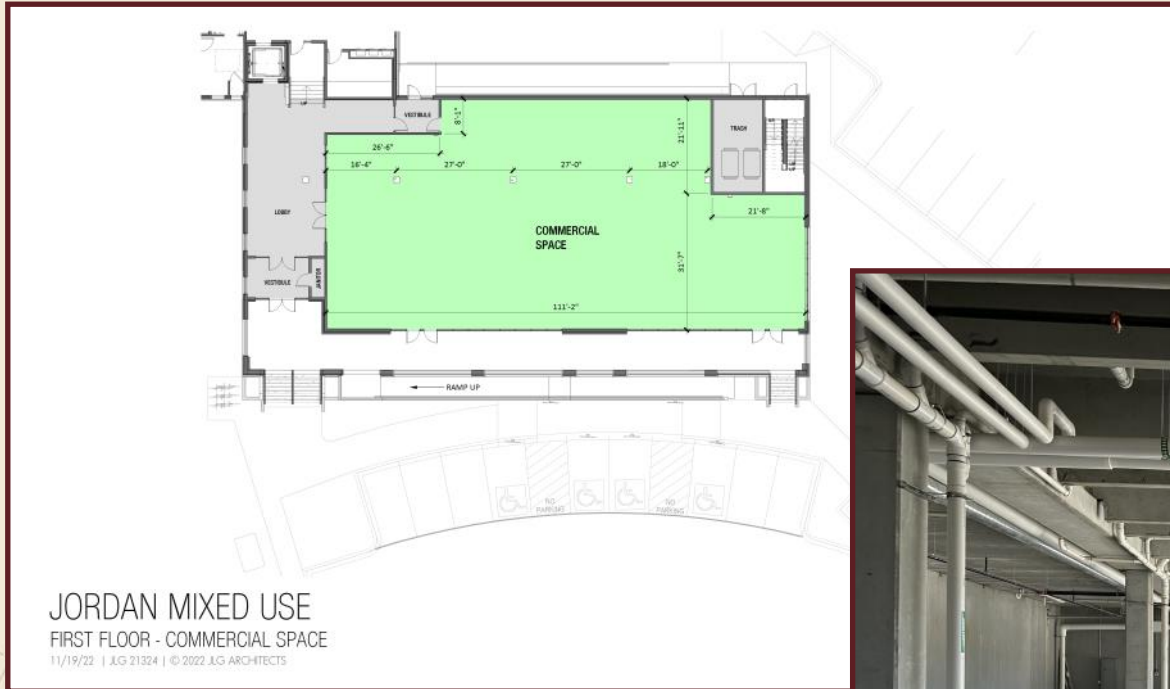
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FLOOR PLAN & PIC



Interior—Commercial Space



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ZONING

SAND CREEK FLATS RETAIL & OFFICE SPACE 201 EL DORADO DRIVE, JORDAN, MN 55352

Highway Commercial (C-3) District

This district is established to recognize the need for commercial establishments, preferably in clusters, in close proximity to major thoroughfares. The purpose of the district is to provide appropriate locations for a broad range of commercial activities which are primarily oriented to highway uses rather than the central business district and which are designed to serve local and regional customers, vehicular and non-vehicular traffic. With a highly visible viewshed, these areas should be designed to enhance the aesthetics, control traffic movement, and include sufficient landscaping to minimize the impact typically associated with highway commercial development ([City Code section 154.151](#)).

Uses

The uses **permitted** in the C-3 district are primarily general retail sales and services including professional, recreational, educational, and medical uses. A list of permitted uses is provided below.

- Retail or Service Businesses
- Eating and Drinking Establishments
- Libraries
- Housing
- Physical Recreation and Educational Facilities

Please see [City Code section 154.152](#) for a comprehensive list of permitted uses.

Conditional uses, or those allowed with receipt of a Conditional Use Permit, are primarily tourist, entertainment and service oriented and include:

- Amusement Parks
- Automotive, Boat, and Trailer Sales
- Lumber or Building Material Sales
- Greenhouses
- Veterinarian Clinics or Kennels
- Manufacturing and Processing
- Outdoor Seating Area for Food and Drink Establishments
- Public and Private Colleges, Universities, and Technical Schools
- Recreational Commercial Facilities
- Transit Stations or Park-and-Rides

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AREA MAP



Subject Property

The HUB—Subway, Linsey's BBQ, Snips Salon, Nails, Maytag Coin Laundry, ATM

Jordan Family Dental

Alphet Junction Child Care

Talk of the Town Liquors

Land Use—Medical

Birdies Golf Lounge

Brentwood Ct Apts, Jordan Library, First Choice RX

Downtown Jordan

Riverland Bank—American Family Ins., Edward Jones, CPA, Edina Realty, Cornerstone Counseling Neuro Feedback, Boyd Perkins Group

Jordan High School, Middle School, and Elementary School

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let's get started!

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