

RETAIL SPACE FOR LEASE

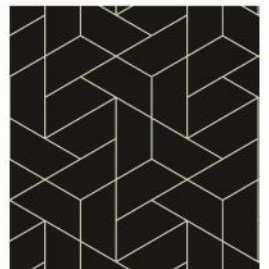
14270, 14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306

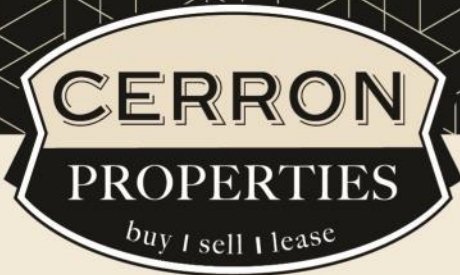


FOR LEASE | RETAIL SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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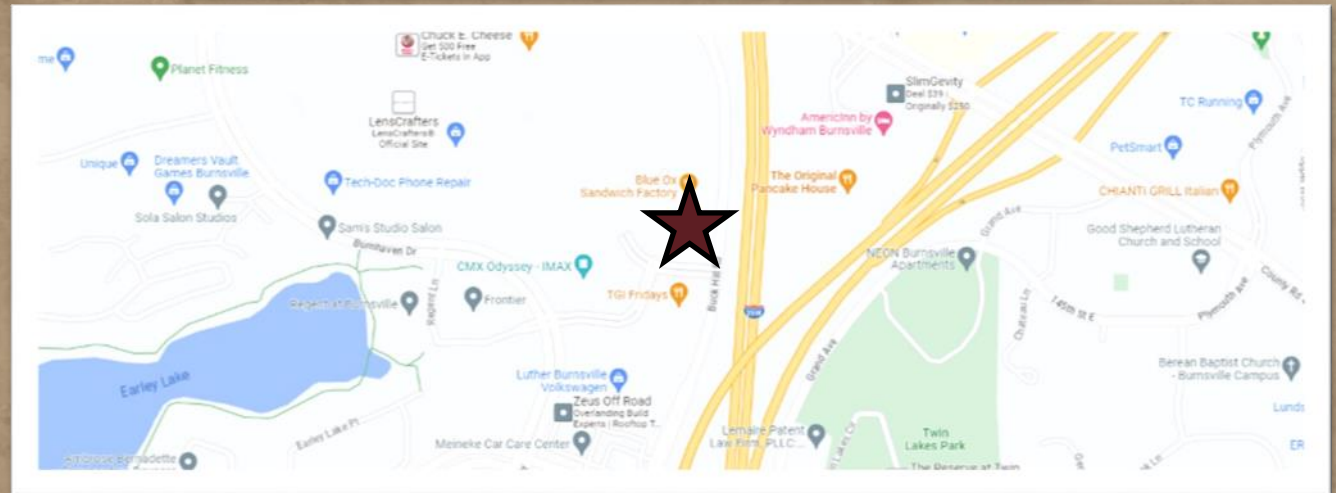
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FOR LEASE | OFFICE SUITES

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

- Three Suites Available:
 - 14270—Approx. 2,212 SF
 - 14300—Approx. 3,221 SF
 - 14350—Approx. 1,800 SFon 2.76 acre parcel
- Zoning: B3 - General Business Dist.
- Dakota Co. PID# 02-15380-01-070
- Located on Buck Hill Rd, visible to I-35W, next to CMX Odyssey Theater and TGIFridays Restaurant & co-tenant to Push Pedal Pull
- Traffic Count: 53,185 vpd on I-35W
- Lease Rate: \$19.95/SF NNN + CAM & Tax of \$12.29/SF (14270), \$11.93/SF (14300) or \$10.95/SF (14350)



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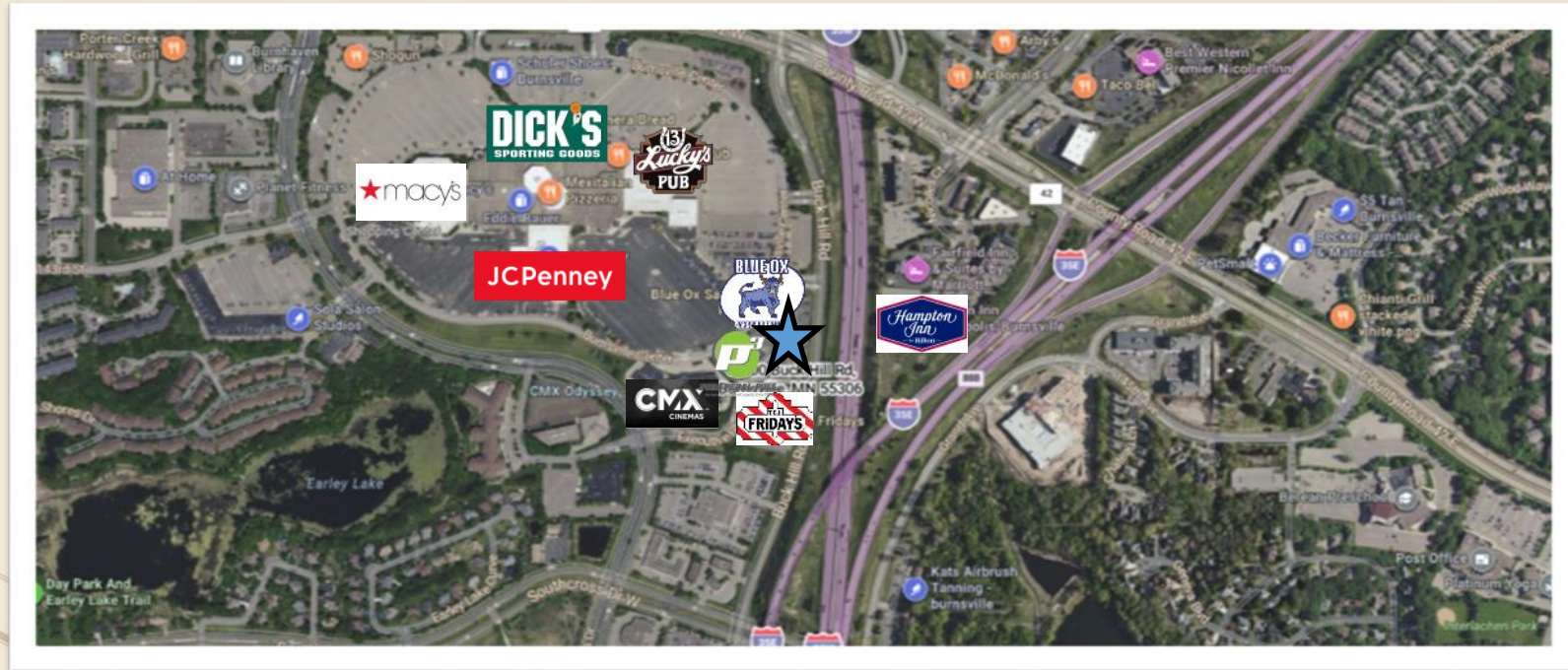


For more information,
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RETAIL SPACE FOR LEASE

14270, 14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306

SUMMARY



TRAFFIC COUNTS:

- 9,800 vpd @ Buck Hill Rd & Service Rd
- 53,185 vpd @ I-35W

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------|----------|----------|----------|
| Population | 12,935 | 77,561 | 175,372 |
| Median HH Income | \$62,193 | \$79,897 | \$84,579 |
| Housing/Total Units | 5,922 | 31,640 | 69,202 |

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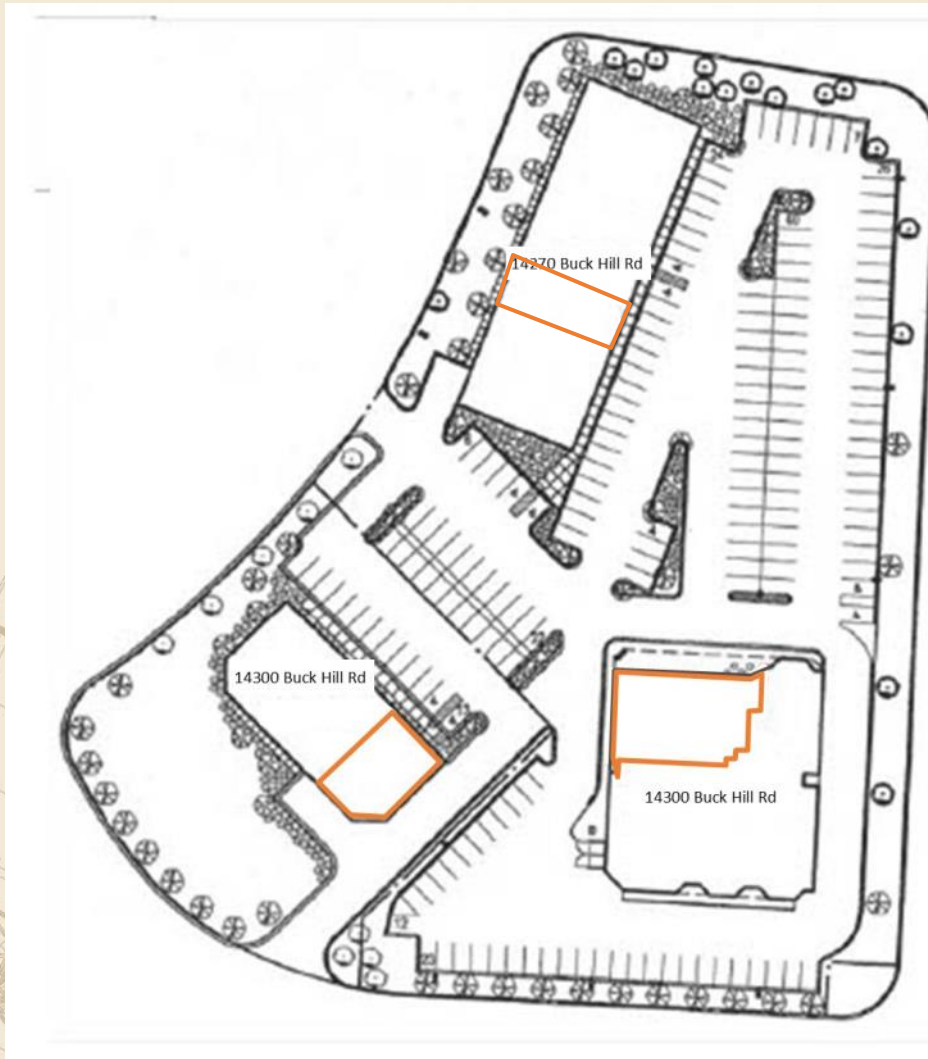


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SITE PLAN



 AVAILABLE SUITES

ADJACENT TENANTS:

14300: Push-Pedal-Pull Fitness Equipment Outlet

14270: Mattress Firm , Blue Ox Sandwiches,
Viking Blinds & Renewal By Anderson

14350: Hot Springs Spa

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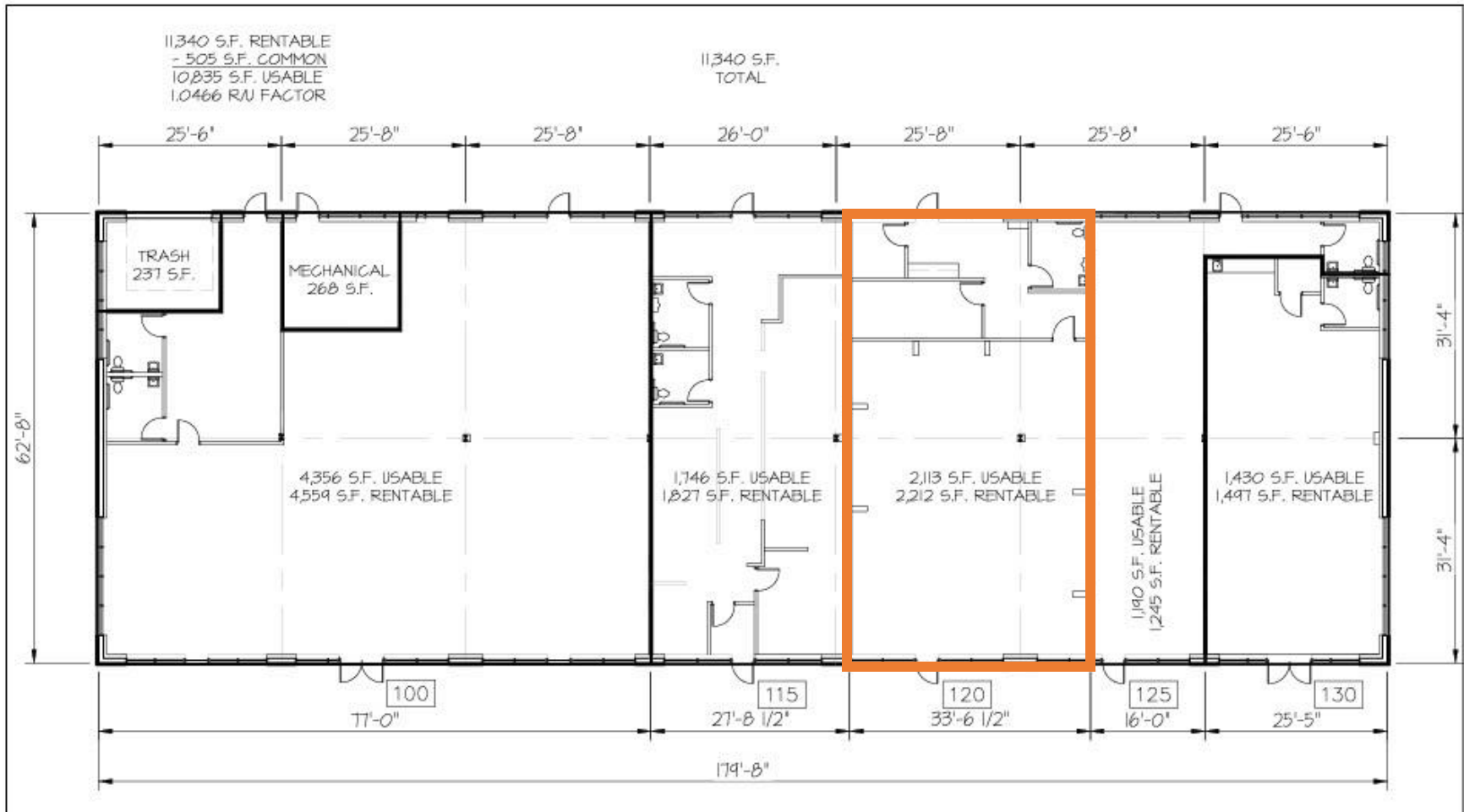


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FLOOR PLAN—14270

RETAIL SPACE FOR LEASE

14270, 14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306



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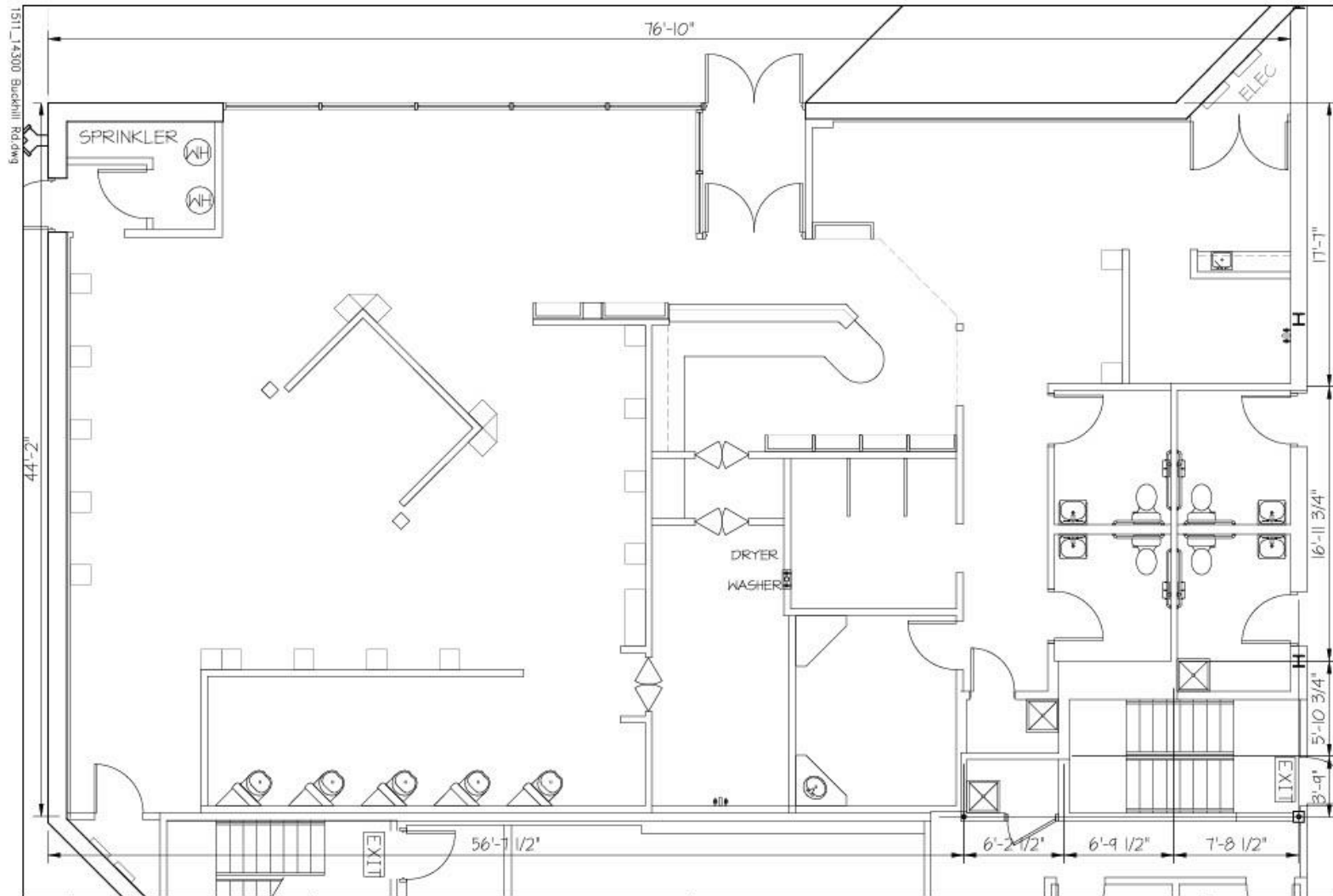


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FLOOR PLAN—14300

RETAIL SPACE FOR LEASE

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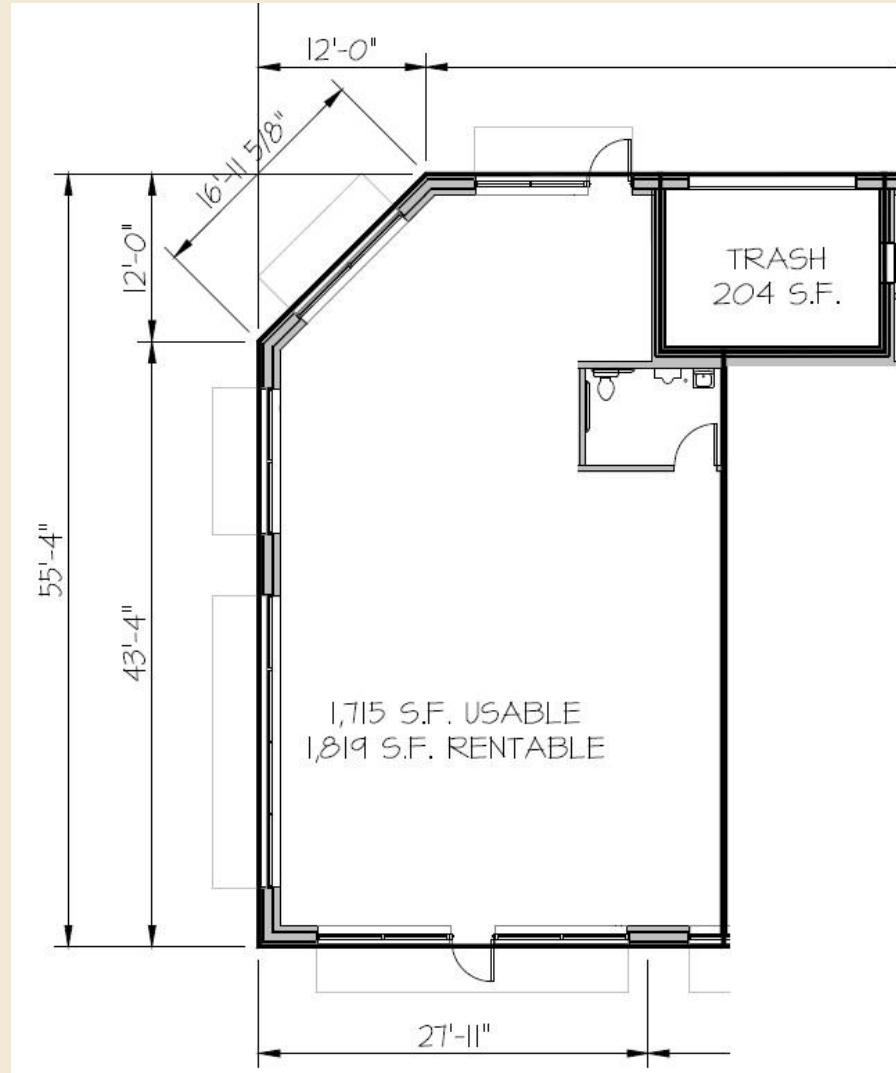


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FLOOR PLAN—14350

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let's get started!

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