



For Lease

17665-17733 Kenwood Trail, Lakeville, MN 55044



Southfork Shopping Center

- **Join Green Mill, CVS, Von Hanson's Meats, Jimmy Johns & more**
- **27,000 cars/day on Highway 50/Kenwood Trail; Population 41,215 (3 mile)**
- **High traffic center with good visibility in a growing area near Interstate 35**
- **Adjacent to Lakeville Area Public Schools across from Cub Foods**
- **Availability: 17685 Kenwood Trail (Suite 13) - 1,328 SF currently State Farm**
- **Base rent negotiable**
- **CAM (\$3.49/SF) Insurance (.49/SF) & Tax (\$4.01/SF) = \$7.99/Square Foot 2025**
- **2021, 2022, 2023, 2024 Best Shopping Center Sun Current Readers Choice Award**

For more information, contact:

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View all properties Cerron Commercial Properties
has available at:

www.CERRON.com

Agent is part owner

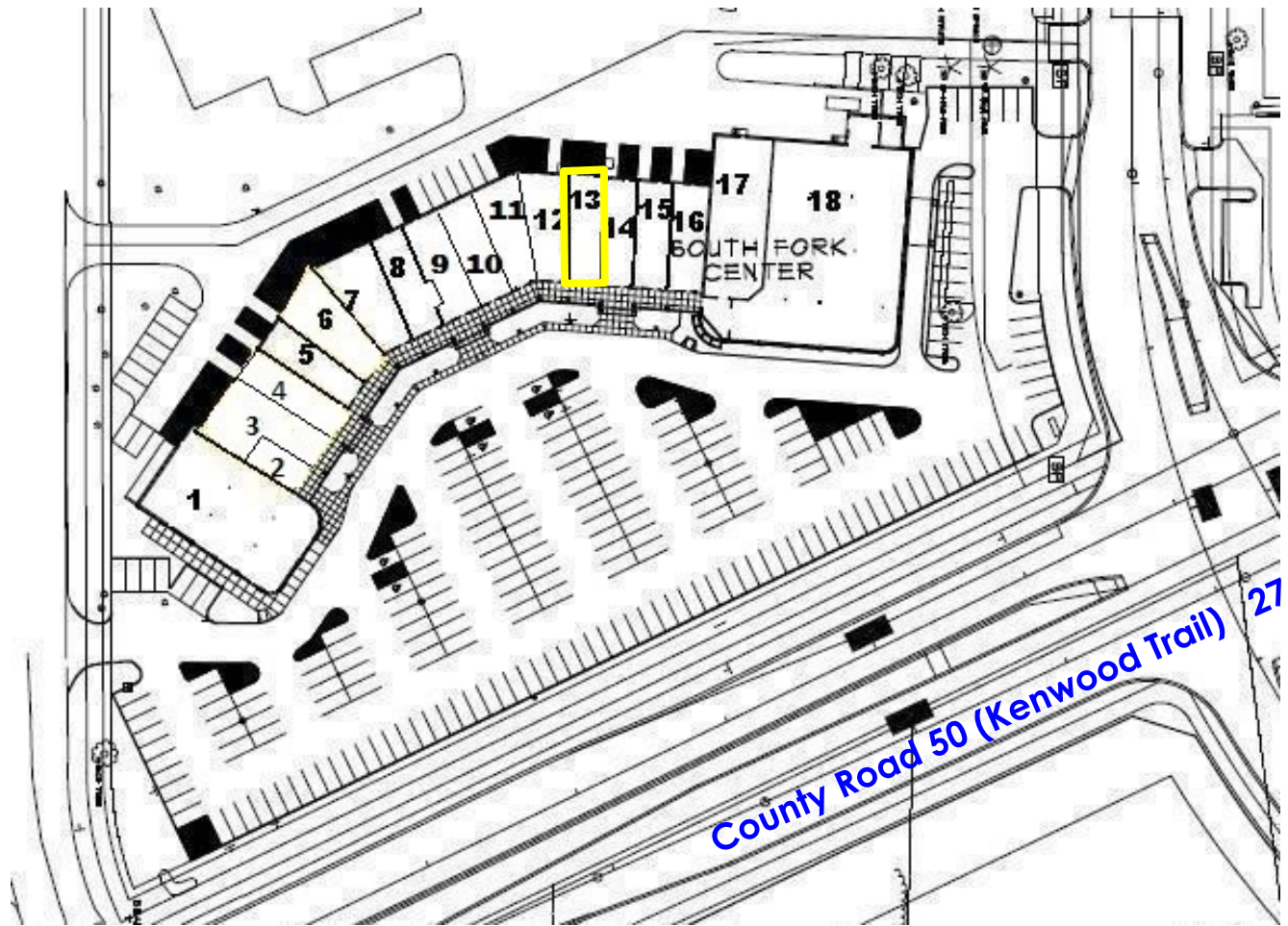
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Revision Date: 11/1/2024



Site Plan



Southfork Shopping Center

- Suite 1 Green Mill Restaurant
- Suite 2 Vape Genius
- Suite 3 HealthSource Chiropractic
- Suite 4 GNC
- Suite 5 Fanci Nails
- Suite 6 Relive
- Suite 7 Tak Shing Restaurant
- Suite 8 Spaw 4 Paws
- Suite 9 Let's Paint
- Suite 10 Kyiv Cakes
- Suite 11 Hotworx Fitness
- Suite 12 Lash.
- Suite 13 AVAILABLE 6/1/25**
- Suite 14 Jimmy Johns
- Suite 15 Mainstream CBD
- Suite 16 Rendezvous Hair Studio
- Suite 17 Von Hanson's Meats
- Suite 18 CVS Pharmacy



Tak Shing





Demographics/Traffic Counts

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,660	45,752	142,817
Median HH Income	\$119,773	\$127,042	\$108,765
Ave Household Income	\$164,538	\$165,342	\$140,972

Source: U.S. Census Bureau, 2020—Esri Forecast 2024

Traffic Counts

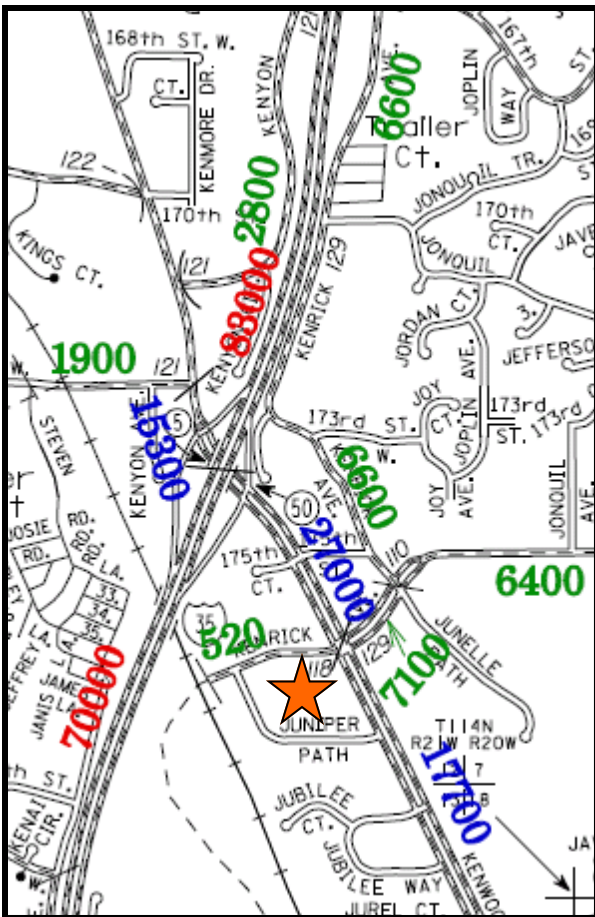
Interstate 35
CR 50 (Kenwood Trail)
176th Street

Vehicles Per Day

88,000 Vehicles Per Day
27,000 VPD
7,500 VPD

Operating Expenses 2025

Common Area Maintenance: \$4.98/SF
Taxes: \$4.01/SF
Total: \$7.99/SF



Minnesota Department of Transportation

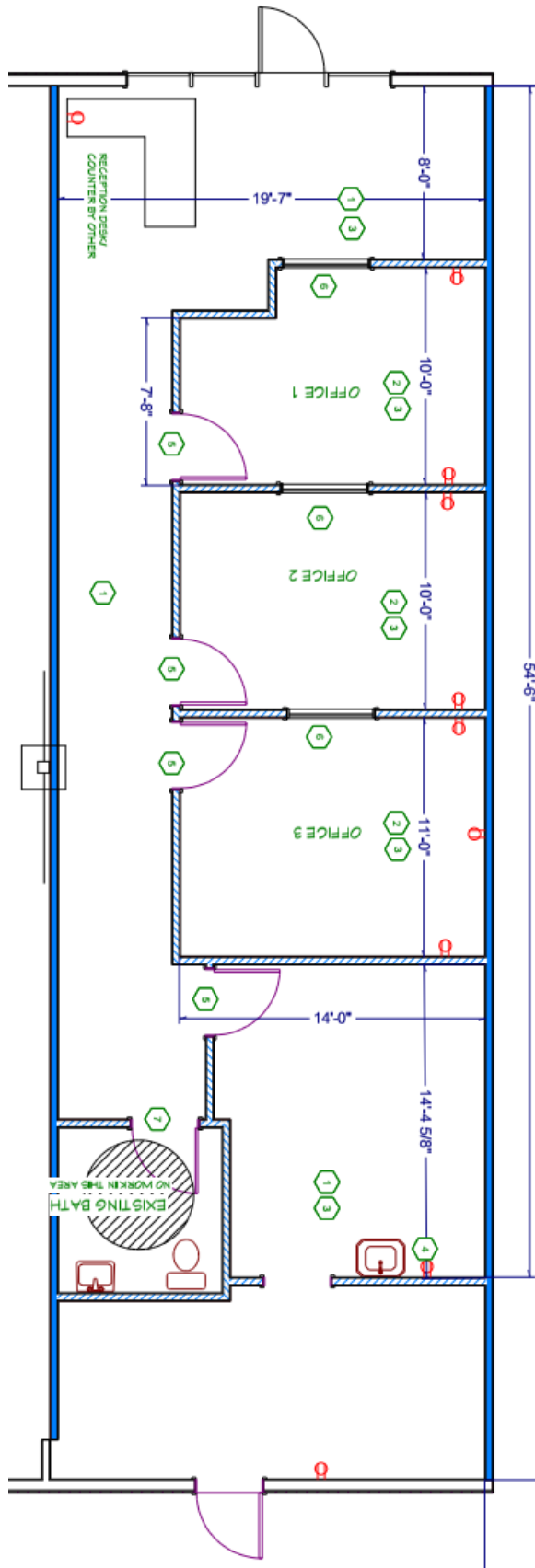


Pylon

Near 750 stall bus transit Station. Cub Foods across the street. Adjacent to Chipotle. Many long term tenants.



17685 Kenwood Trail



Suite 13

Square Ft 1,328 SF

11' clear 16' to deck

Signage on front of building at tenant's expense

Currently built out with dropped acoustical ceilings, 3 private offices, reception/waiting, breakroom, bathroom and storage/receiving area

Landlord will vanilla shell

Interior Dimensions:
19'7" X 54'6"

Available June 1, 2025

Utilities separately metered

Communications:

Metronet Fiber, Frontier or Charter

Garbage-direct with vendor

CAM/tax: \$884.23/month

Asking base rent: \$2,434.67/month or \$3,319/month total

Tenant Improvement allowance can be amortized into the lease with approval of financials & business plan.