



1801 BUILDING

BURNSVILLE, MN

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Project Highlights:

- Great single use building For Sale in Burnsville
- Neighbors Famous Dave's Restaurant
- 4,968 finished sf with plenty of on-site parking
- Fronts Highway 13-W
- Excellent area demographics; see reverse



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Location

1801 Highway 13 West, Burnsville, MN 55337 (Dakota County)

Building SF

4,968 sf on 0.88 acres

Year Built

1975

Zoning

C-3

Projected Use

Retail or Service

Offering

\$395,000

2008 Taxes

\$16,562.40 estimate includes specs

Parking

47 stalls on site

Nearby Retail

Famous Dave's

Demographics (2008)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,071	69,013	195,813
Households	4,476	28,875	79,087
Avg. HH Income	\$85,512	\$95,892	\$95,439

Traffic Counts (MNDOT 2007)

Highway 13: 61,000 vpd
 Highway 5: 21,700 vpd



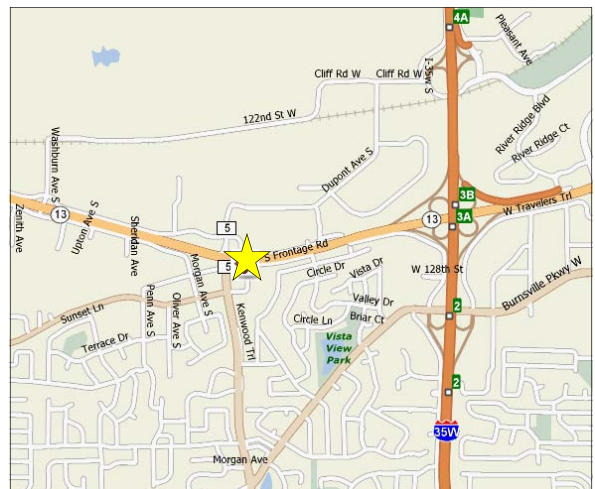
View of Highway 13

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