



BURNHILL SHOPPERS CORNER

BURNSVILLE, MN

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Property Highlights

Great Location; nearby Burnsville Mall just off of County Road 42 and Irving Avenue South

Join Co-Tenants including the Salvation Army, Weight Watchers, Prime Time, Warriors Cove, and Salon Distinctions!

VERY reasonable lease rates and plenty of on-site parking

Up to 4,400 sq ft are available; contact Tim for more details today!





BURNHILL SHOPPERS CORNER

BURNSVILLE, MN

Location

14101-14119 Irving Ave S, Burnsville, MN 55337 (Dakota County)

GLA

44,000 sq ft

Available

1,875-4,400 sf suite

Usage Type

Office/Retail/Service

Lease Rate

\$9.00-\$13.00 psf, NNN

2009 Taxes

\$2.37 sf, estimated

2009 CAM

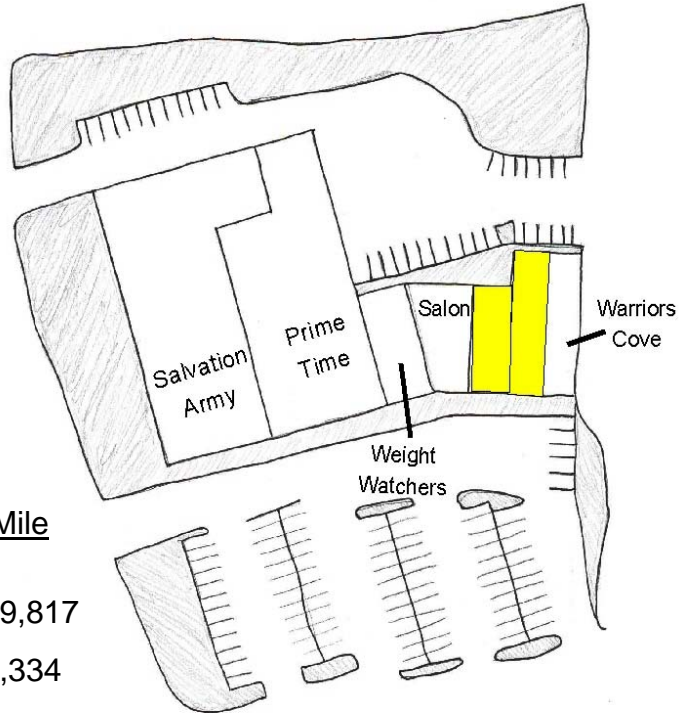
\$2.26 sf, estimated

Total Ops.

\$4.63 psf, estimated

Demographics (2008)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,660	72,938	169,817
Households	3,931	28,009	63,334
Avg. HH Income	\$86,892	\$98,964	\$108,187



Traffic Counts (2007)

County Rd 42: 45,000 vpd

McAndrews Rd: 14,400 vpd

Highway 5: 18,000 vpd

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