



SHAKOPEE LAND

SHAKOPEE, MN

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Project Highlights:

- Excellent visibility along Highway 169 and along 12th Avenue East
- Area Retailers include: Super America, Culver's, McDonald's, Ashley Furniture, Furniture Outlets USA, Lowe's, Ruby Tuesday's, Arizona Bar & Lounge, Sam's Club, and others
- Situated very near to the Canterbury Downs Racetrack, and the Valley Fair Amusement Park
- Purchase from 2.0-11.87 acres
- Build up to a 180,000 sf commercial facility
- Traffic along Highway 169 averaged 63,000 vehicles per day in 2007
- Average Household Incomes exceeding \$124,000/yr within 5 miles (2009)

CONTACT

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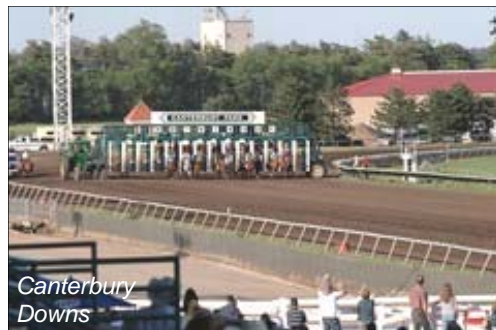
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Canterbury Downs



Valley Fair



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Location

4300 12th Ave East, Shakopee, MN 55379 (Scott County)

Building SF

build up to 180,000 sf

Available

from 2.0 - 11.87 acre parcels

Zoning

zoned BP for commercial development

Offering

\$7.00 psf NNN

'09 Taxes/Specs

\$30,192

Neighboring Retail

Lot(s) directly neighbor Ashley Furniture and Furniture Outlets USA. Also adjacent the Canterbury Downs Racetrack.

Demographics (2009)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	971	30,567	99,496
Households	392	11,312	37,211
Avg. HH Income	\$81,663	\$111,570	\$124,407

Traffic Counts (MNDOT 2007)

Highway 169: 63,000 vpd

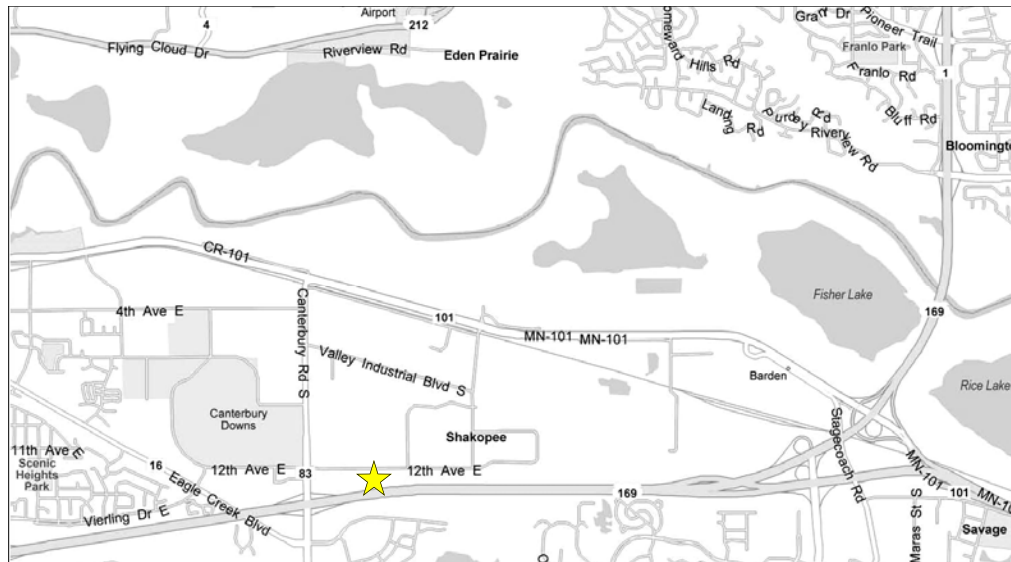
Canterbury Rd: 19,100 vpd

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