

Southlake Village

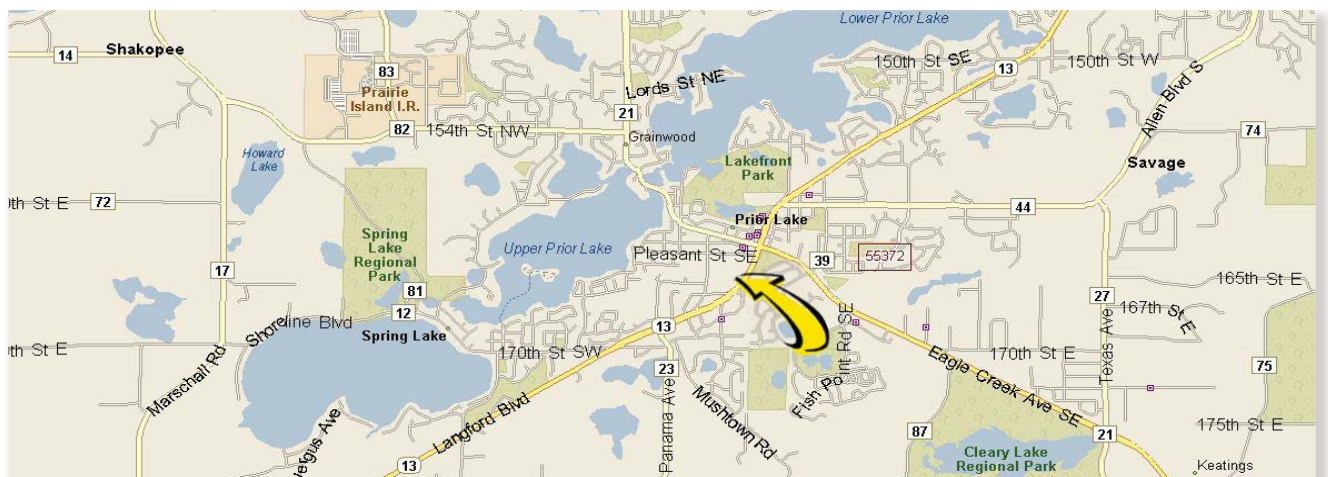
16731 Highway 13 South, Prior Lake, Minnesota 55372

A FLAGSHIP LOCATION FOR PRIOR LAKE RETAIL BUSINESS....



Property Highlights:

- Anchored by the successful 35,000 sq ft *Village Market* grocery store, with prime frontage along Highway 13 at Duluth Avenue in Prior Lake's CBD.
- Lease from 937-10,000 square feet.
- Contact our listing agent for additional information:
Stephen Dombrovski
Direct: 651.209.9612
Email: Steve@Suntide.com



Southlake Village

16731 Highway 13 South, Prior Lake, Minnesota 55372 (Scott County)

2010 Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,615	24,929	51,975
Households	2,912	8,863	17,553
Avg Household Income	\$92,275	\$113,901	\$117,725
Daytime Population	2,229	15,996	24,223
Traffic (2009)	Highway 13/17,900 vpd		Duluth Avenue/4,900 vpd

Aerial Map



Additional Details

Lease from 937-10,000 square feet of service-retail space.

One small turn-key office space is available as well.

Lease rates from \$12-\$16 per square foot per year.

2012 Operating Expenses estimated at \$6.20 per sq ft.

Parking: tenants and customers alike may choose from over 500 stalls on site.

Pylon and other exterior signage space may be available.

DISCLAIMER: The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty disclaims all liabilities in connection with any inaccuracies or incompleteness.



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Additional Information

This is your chance to lease prime *Prior Lake* retail space. See the yellow-highlighted site plan below. Co-tenants to this 71,000 sq ft project include: Village Market, Village Liquors, T.J. Hooligan's, Fantastic Sam's, Snap Fitness, and Michael's Cycles.

Prior Lake is a vibrant community in the southern Twin Cities metro. Nearby businesses include: the Basement Bar & Grill, Velishek Auto Sales, a U.S. Postal office, and New Market Bank.

Site Plan



Tenant Legend

100	102	104	105	106	107a	107b	108	109
Village Market	Village Liquor	Artisan Bistro	Fantastic Sam's	Quizno's Subs	Dry Cleaner	MN Nails	Travel Leaders	1,386 sf Avail.
110	111	112	113	117	118	119	120	125
1,862 sf Avail.	Michael's Cycles	Snap Fitness	T.J. Hooligan's	1,008 sf "office"	937 sf Avail.	Village Laundry	10,000 sf Avail.	

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