



SOUTHLAKE VILLAGE

PRIOR LAKE, MN

Suntide Commercial
Realty, Inc.
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Property Highlights:

Anchored by the 35,000+ sf Village Market, an upscale and locally-owned food store.

This center recently completed a total renovation and modernization.

Lease from 970 up to 10,000 square foot suites; please see reverse for a site plan.

Come and join the many great tenants of Southlake Village including: Snap Fitness, Fantastic Sam's, Quizno's Subs, TJ Hooligan's, and others in the growing Prior Lake market!



CONTACT

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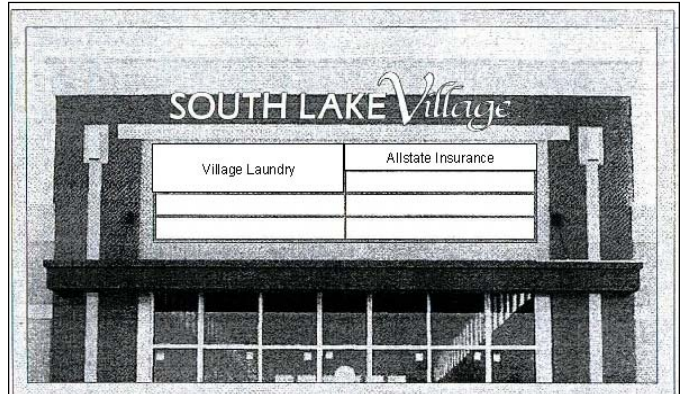




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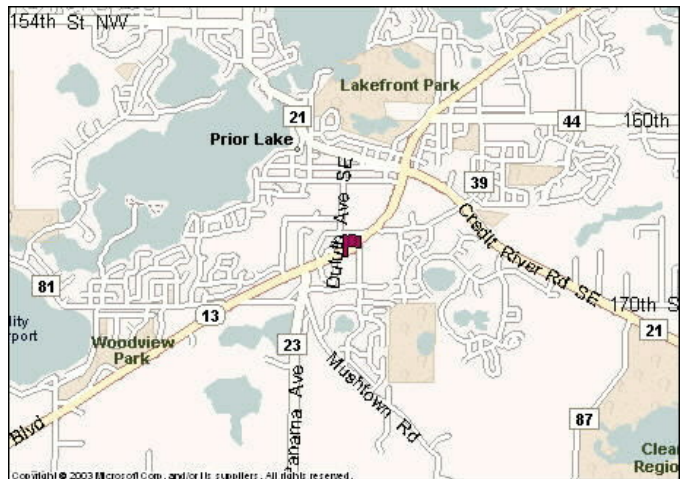
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Location	16731 Highway 13 South, Prior Lake, MN 55372 (Dakota County)		
GLA	70,925 sf		
Available	970-10,000 sf		
Usage Type	Service-Retail		
Lease Rate	\$12.00-\$16.00 psf, NNN		
2010 CAM	\$2.48 psf, estimated		
2010 Taxes	\$3.34 psf, estimated		
2010 Ops	\$5.82 psf, estimated		
Parking	525+ stalls on-site		
Current Tenants	Village Market grocery, Village Liquors, TJ Hooligan's, Allstate Insurance, Fantastic Sam's, Quizno's, Snap Fitness, and more!		
Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,222	25,615	52,401
Households	2,793	9,217	17,913
Avg. HH Income	\$87,066	\$115,827	\$123,311



Exterior Signage for Interior Spaces

Traffic Counts (2007)	Highway 13:	15,500 vpd
	Duluth Ave:	4,700 vpd
	Toronto Ave:	3,450 vpd



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Southlake Village Tenant Legend

102	104	105	106	107a	107b	108	109	110
Village Liquor	Wireless Depot	Fantastic Sam's	Quizno's Subs	Dry Cleaner	MN Nails	Travel Leaders	1,190 sf Avail.	1,815 sf Avail.
111/114	112	113	100	117	118	119	120	125
Michaels Cycles	Snap Fitness	T.J. Hooligan's	Village Market	Allstate Insurance	970 Avail.	Village Laundry	5,754 Avail.	Up to 10,000 sf

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