



# SUMMIT OAKS SQUARE

## BURNSVILLE, MN

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### ***Property Highlights:***

Located on the corner of County Roads 42 and 11 in Burnsville, MN, this prime retail location serves the communities of both Burnsville and Apple Valley. There is ample on-site parking, and easy access to both I-35W and I-35E. Traffic counts are strong, with over 29,000 vpd along County Road 42, and 8,600 vpd along County Road 11 (2007 MNDOT figures).

Join co-tenants including: Running Room, Davanni's, Clothes Mentor, the Beau Monde Salon, American Family Insurance, and others at this beautiful project!





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**Location** County Roads 42 and 11, Burnsville, MN 55337 (Dakota County)

**Building Size** 32,800 sf

**For Lease** 1,408-1,920 sf

**Lease Rate** \$13.50-\$18.00 psf, NNN

**CAM** \$3.85 psf (2009, est.)

**Taxes** \$4.18 psf (2009, est.)

**Parking** 111 stalls on site

**Co-Tenants** Davanni's, Beau Monde Salon, Clothes Mentor, Running Room, H&R Block, American Family Insurance

**Demographics (2008)**

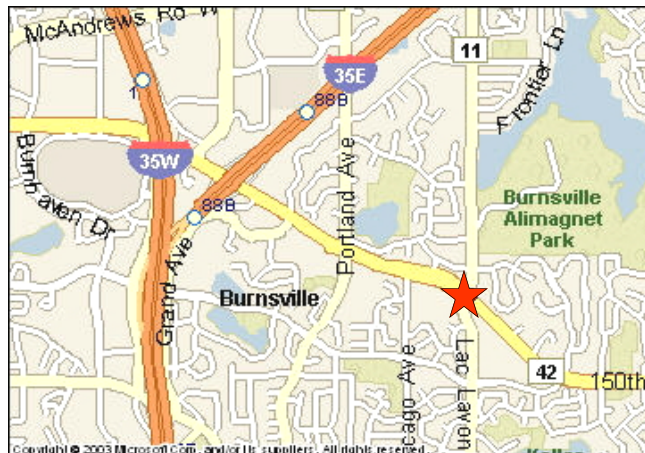
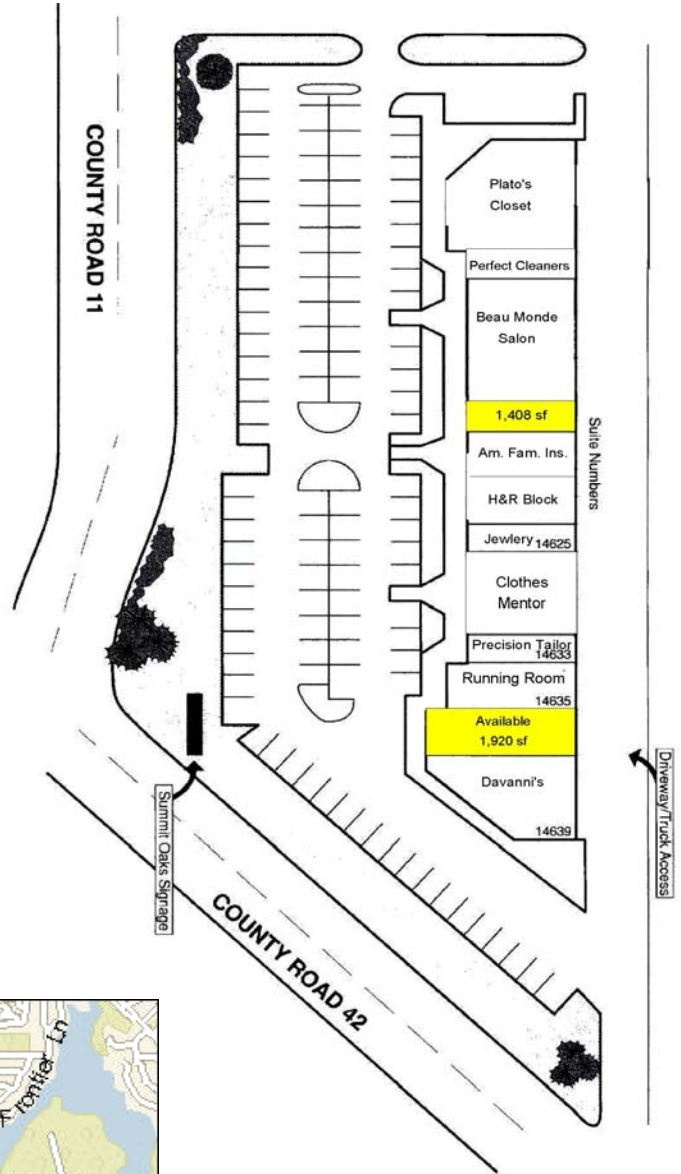
	1 Mile	3 Mile	5 Mile
<b>Population</b>	10,992	86,872	181,539
<b>Households</b>	4,227	32,997	67,126
<b>Avg Household Income</b>	\$104,409	\$105,722	\$107,651

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