

Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

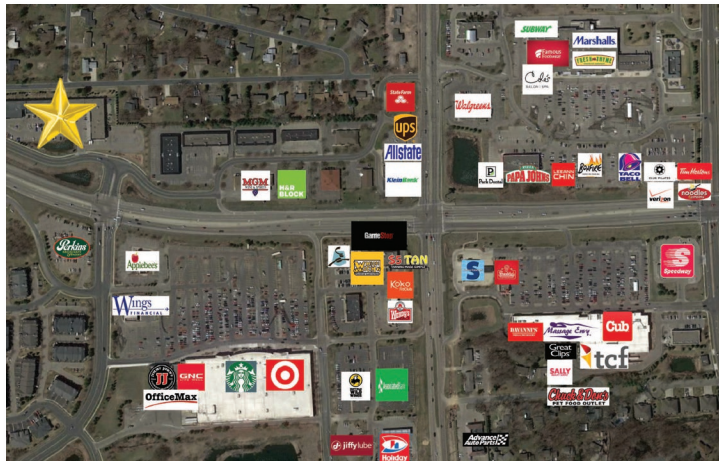
FOR LEASE | RETAIL



Highlights

- 933 SF Retail Endcap!
- Highway 13 Frontage
- Dense Retail & Residential Location with High Visibility across from Target Buffalo Wild Wings, Wings Financial Caribou and more!
- High Traffic!
- Tenants include Napa Auto Parts, Teresa's Mexican Restaurant, Eileen's' Cookies, Kid's Count, Snap Fitness, LVY Nails & Pizza Hut

Surrounding Area



Average Daily Traffic Volumes:

▪ County Road 42: 25,500 VPD (2018)
▪ Hwy 13: 20,100 VPD (2015)
▪ South Park Drive: 9,300 (2018)
▪ Combined: 54,900 VPD

Demographics

Miles	1	3	5
Population	7,136	45,524	105,246
Avg Income (\$)	123,197	118,498	106,177
Households	2,686	15,433	38,636

High Visibility

High Traffic

High Demand

For more information, please contact:

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Broker is related to building owner

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Year Built / Renovated:

- 2010

Floors:

- 1

Total Building Rentable Area:

- 30,000 SF

Suites Available:

- 933 SF

Net Rate (*annual escalations):

- \$19.00 per SF Retail, Annual, NNN

Operating Expenses & Real Estate Taxes:

- \$9.29 per SF, 2020 Estimated
- (Excludes metered utilities, phone, cable, internet, janitorial)

Terms of Lease:

- 5 – 10 Years

Parking:

- Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System
- 24 Hour Security Cameras in Parking Lot

Building & Roof Construction:

- Pre-cast / Masonry and Structural Steel Building
- 3-ply Asphalt Roof

HVAC:

- Rooftop-Mounted HVAC

Utility Services:

- Center Point / MN Valley Electric Co-Op / Integra

Electrical:

- 120/208
- 600-amp service
- 3-phase

Zoning:

- C-2 General Commercial

Building Amenities:

- Building & Monument Signage Available
- Professionally Managed
- Energy Efficient Pre-Cast Building

Area Amenities:

- Excellent Endcap Visibility on Hwy 13 -Just One Block South of County Road 42 on the border of Prior Lake & Savage
- Minutes to I-35 and Hwy 169
- Area Business Include Target, Office Max & Cub Foods



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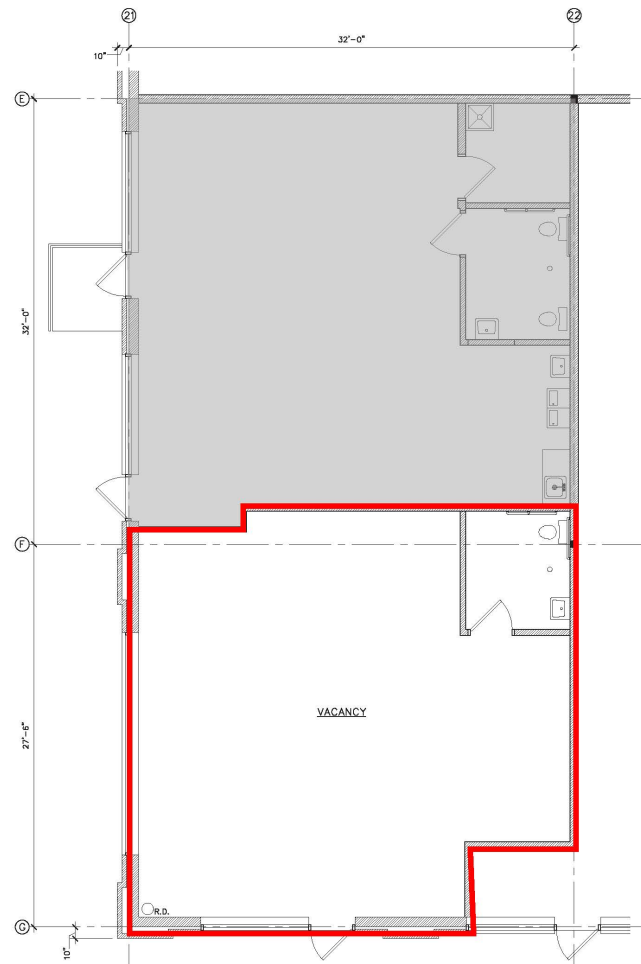
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Suite Available



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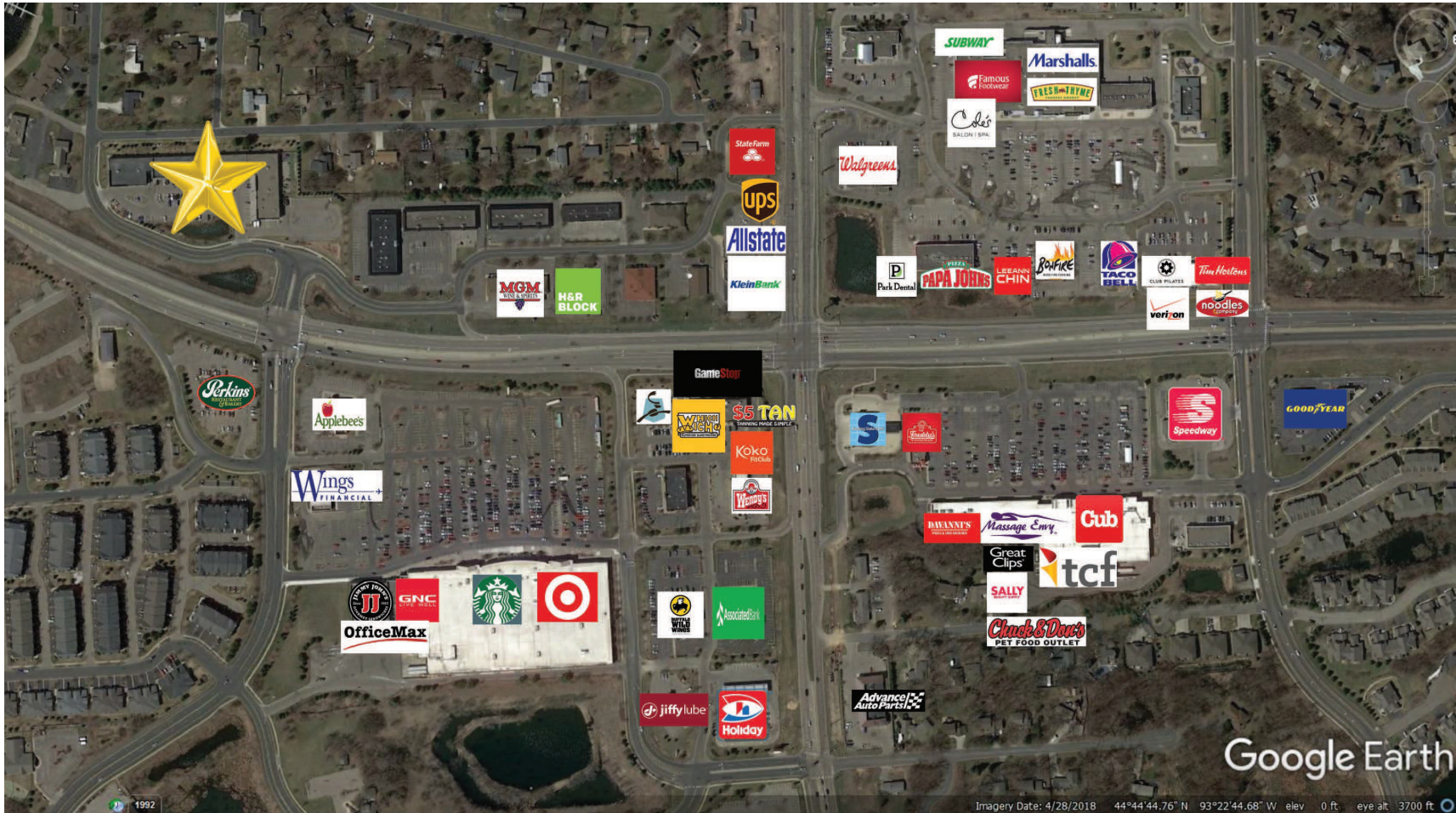
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Aerial



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