

# SHAKOPEE CROSSING

## FOR LEASE OR SALE

1701 COUNTY ROAD 18 | SHAKOPEE, MN 55379

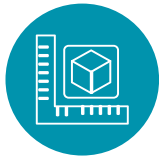


**BUILD TO SUIT  
OPPORTUNITIES**

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### AVAILABLE SPACE:

- 5,000 - 75,000 SF
- 6.90 Acres



### FEATURES:

- 5,000 - 75,000 SF BTS opportunities between Home Depot & Marcus Theaters
- High traffic counts and excellent visibility, with easy access to highways 169, 13 & 21
- Adjacent to Shakopee Park & Ride
- Surrounded by strong national retailers



### AREA RETAILERS:



### TRADE AREA DEMOGRAPHICS

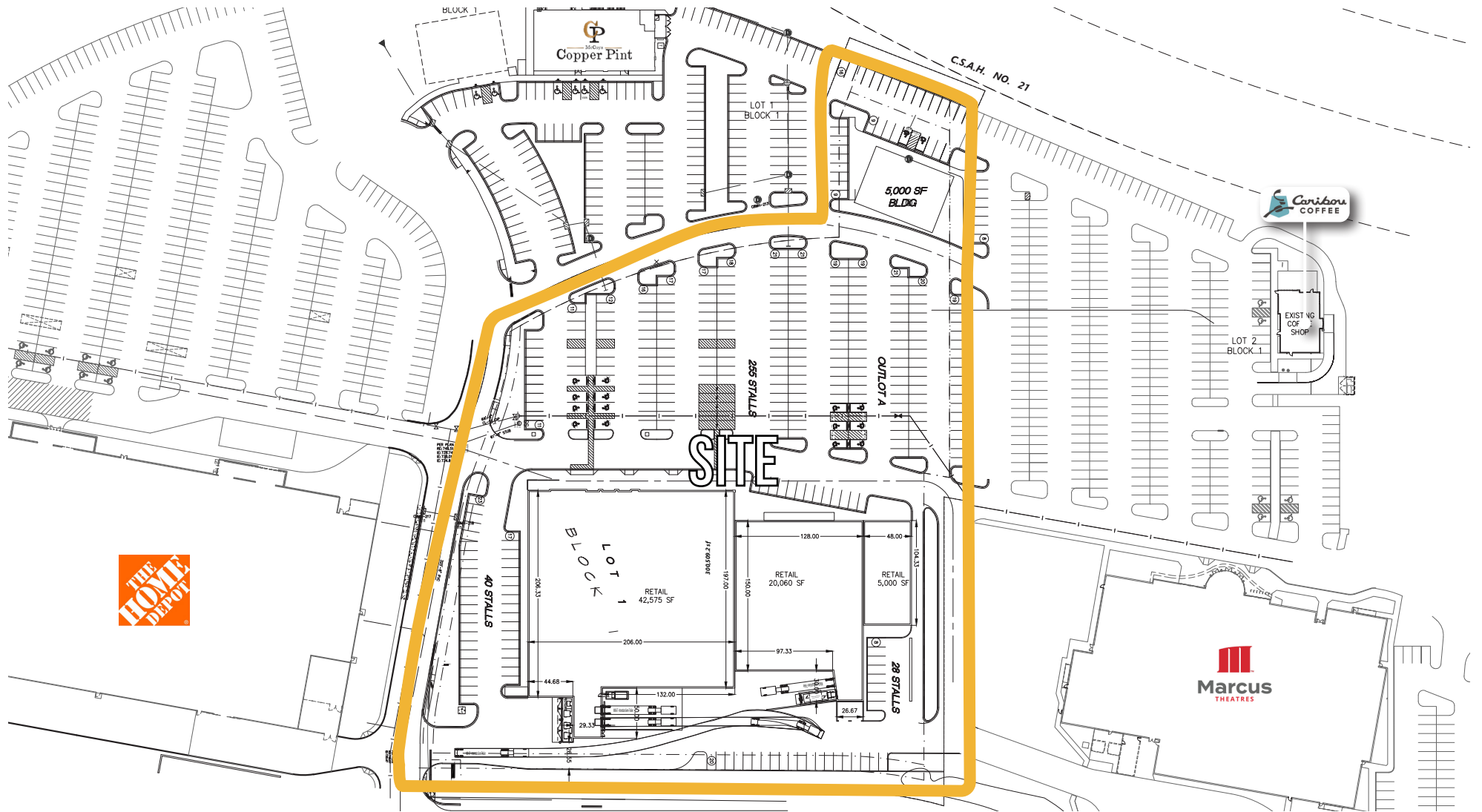
	1 MILE	3 MILES	5 MILES
Employees	5,369	35,645	129,164
Total Population	6,075	36,023	134,841
Total Households	1,801	13,043	49,687
Average Household Income:	\$130,173	\$130,480	\$138,328

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CONCEPTUAL SITE PLAN\* - Subject to change on a tenant-by-tenant basis



\*5,000 SF outlot concept depicted above is encumbered by Home Depot's sight line restrictions

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[ **RETAIL INVESTMENT ADVISORS** ]

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