

RETAIL FOR LEASE
CHASKA COMMONS

NEQ Hwy 41 & Pioneer Trail | Chaska, MN



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW



PROPERTY INFORMATION

- Location: 200 Pioneer Trail | Chaska, MN 55313
- Building GLA: 327,140 sf
- Parking: 95 spaces



AVAILABLE

- Phase 1: 1,200 sf
- Phase 2: 1,000 sf*
1,000 sf* *Can be combined
- Phase 4: 2,116 sf Restaurant Space



LEASE RATES 2022 EST CAM/TAX

- \$18 - \$20 psf
- \$9.31 psf (\$4.76 psf CAM/Ins. + \$4.55 psf)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	4,135	35,960	79,805
Daytime Population	5,143	22,919	43,022
Average HH Income	\$66,256	\$89,848	\$97,104

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

- 18,200 vpd on Highway 41
- 12,300 vpd on Pioneer Trail



OVERALL SITE PLAN

Chaska Commons



AVAILABLE FOR LEASE

PHASE 1

- Suite 228: 1,200 sf

PHASE 2

- Suite 126: 1,000 sf
- Suite 128: 1,000 sf
- Can be combined for 2,000 sf

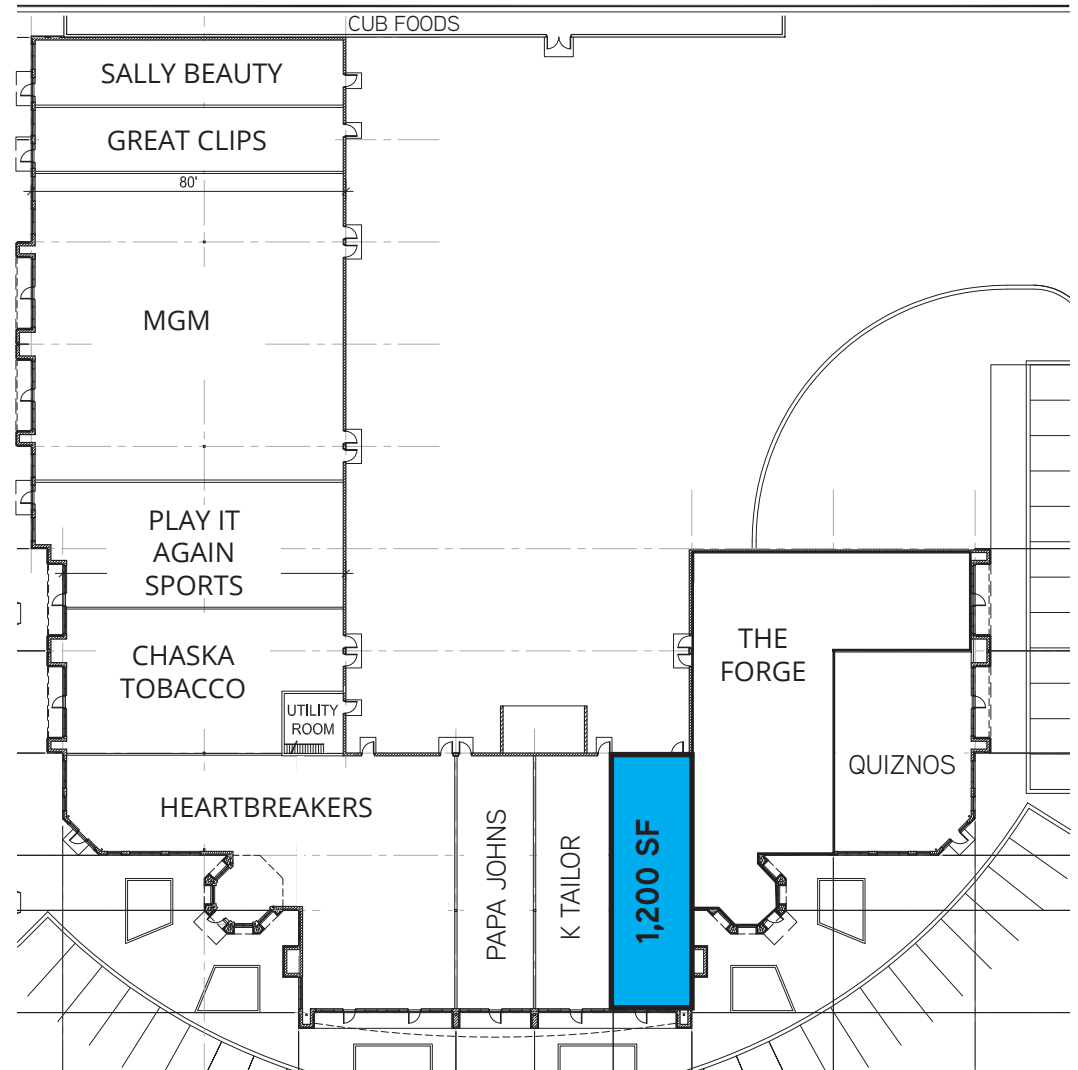
PHASE 4

- Suite 210: 2,116 sf

SITE PLAN - PHASE 1

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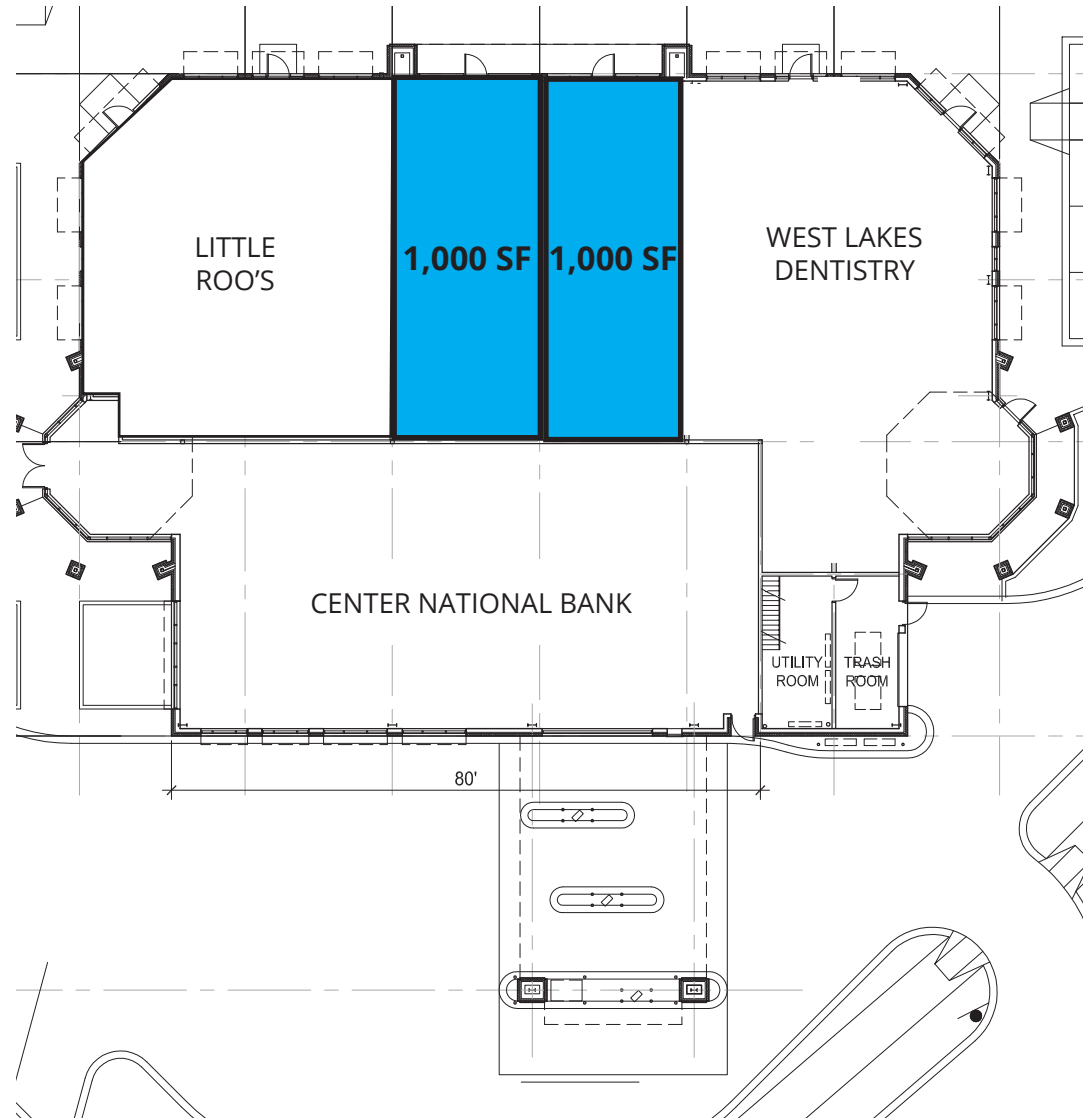
SUITE	TENANT	SF
PHASE 1		
204	SALLY BEAUTY	1,400
206	GREAT CLIPS	1,347
210	MGM LIQUOR	6,280
214	PLAY IT AGAIN SPORTS	2,875
216	CHASKA TOBACCO	
222	HEARTBREAKERS	
224	PAPA JOHN'S	1,320
226	K TAILOR	1,320
228	AVAILABLE	1,200
230/234	THE FORGE	4,096
232	QUIZNO'S	1,828



SITE PLAN - PHASE 2

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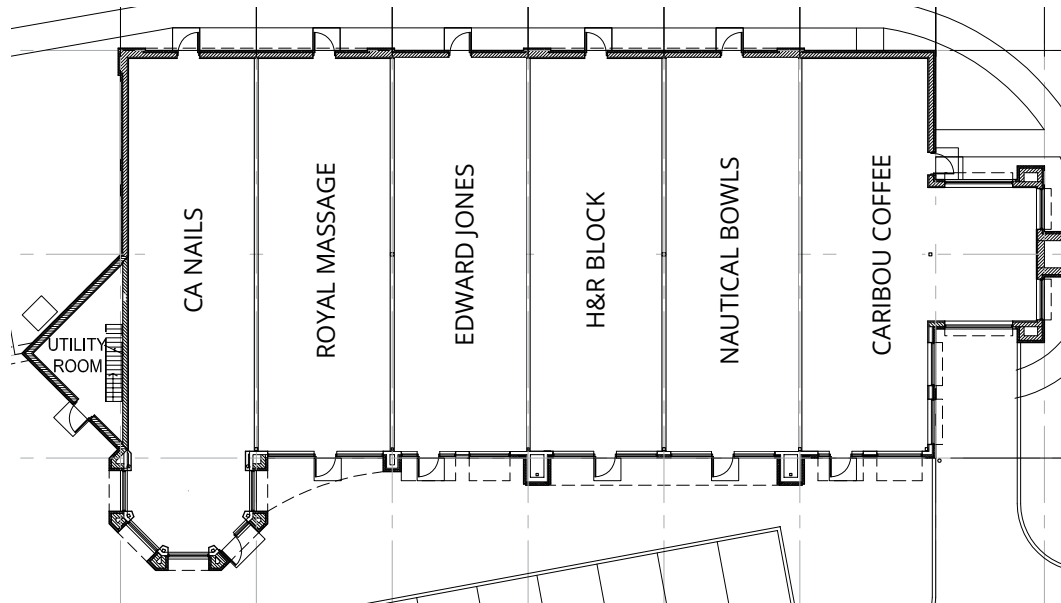
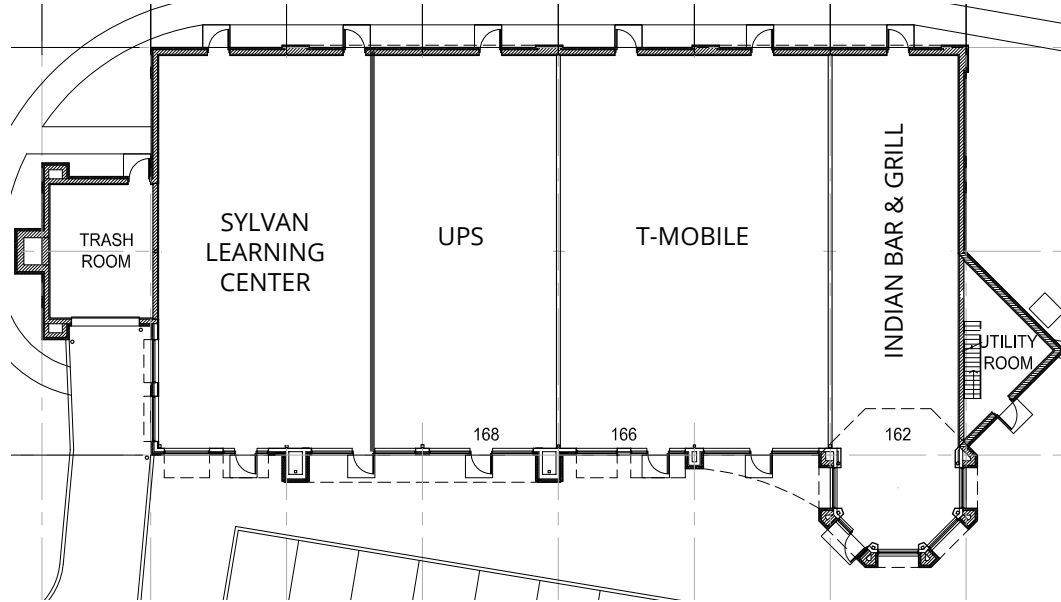
SUITE	TENANT	SF
PHASE 2		
120	CENTER NATIONAL BANK	3,456
122	LITTLE ROO'S	2,020
126	AVAILABLE	1,000
128	AVAILABLE	1,000
130	WEST LAKES DENTISTRY	1,180
132	WEST LAKES DENTISTRY	1,456



SITE PLAN - PHASE 3

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SUITE	TENANT	SF
PHASE 3		
142	CARIBOU COFFEE	1,552
144	NAUTICAL BOWLS	1,200
146	H&R BLOCK	1,200
148	EDWARD JONES	1,200
150	ROYAL MASSAGE	1,200
152	CA NAILS	1,443
162	INDIAN BAR & GRILL	1,443
166	T-MOBILE	2,400
168	UPS	1,611
172	SYLVAN LEARNING CENTER	1,989



SITE PLAN - PHASE 4

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SUITE	TENANT	SF
PHASE 4		
102	SAKA SUSHI	1,816
104	PEARLE VISION	1,200
110	HERBALIFE	1,125
112	THE SMILING OLIVE	1,291
120	CHASKA DENTAL	4,900
202	QDOBA	3,016
206	VERIZON	1,500
210	AVAILABLE	2,116
220	PERKINS	4,900

