

RETAIL SPACE FOR LEASE

1050 ENTERPRISE DRIVE

Belle Plaine, MN



TRANSWESTERN



FORMER FAST FOOD RESTAURANT WITH DRIVE THRU

FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com



Member of:

REALTY
RESOURCES

SITE INFORMATION



LOCATION

1050 Enterprise Drive
Belle Plaine, MN



PROPERTY INFORMATION

Building GLA: 6,405 sf
Year Built: 2010
Parking Stalls: 66 Surface Lot
Signage: Pylon Sign Available



FOR LEASE

3,165 sf | Former Restaurant



EST. CAM & TAX (2022)

\$9.25 psf



COMMENTS

Coborn's grocery anchored development located in the heart of Belle Plaine with great visibility to Highway 169. The 3,165 sf vacancy is a former fast food restaurant with drive-thru. Restaurant quality improvements are in place. Area tenants include H&R Block, El Loro, Snap Fitness and Dairy Queen.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,848	7,794	9,320
Median HH Income	92,800	88,844	91,195
Avg HH Income	\$103,840	\$100,273	\$101,909



TRAFFIC COUNTS

24,629 vpd Highway 169
7,171 vpd E Main Street
4,600 vpd Enterprise Drive

CO-TENANTS



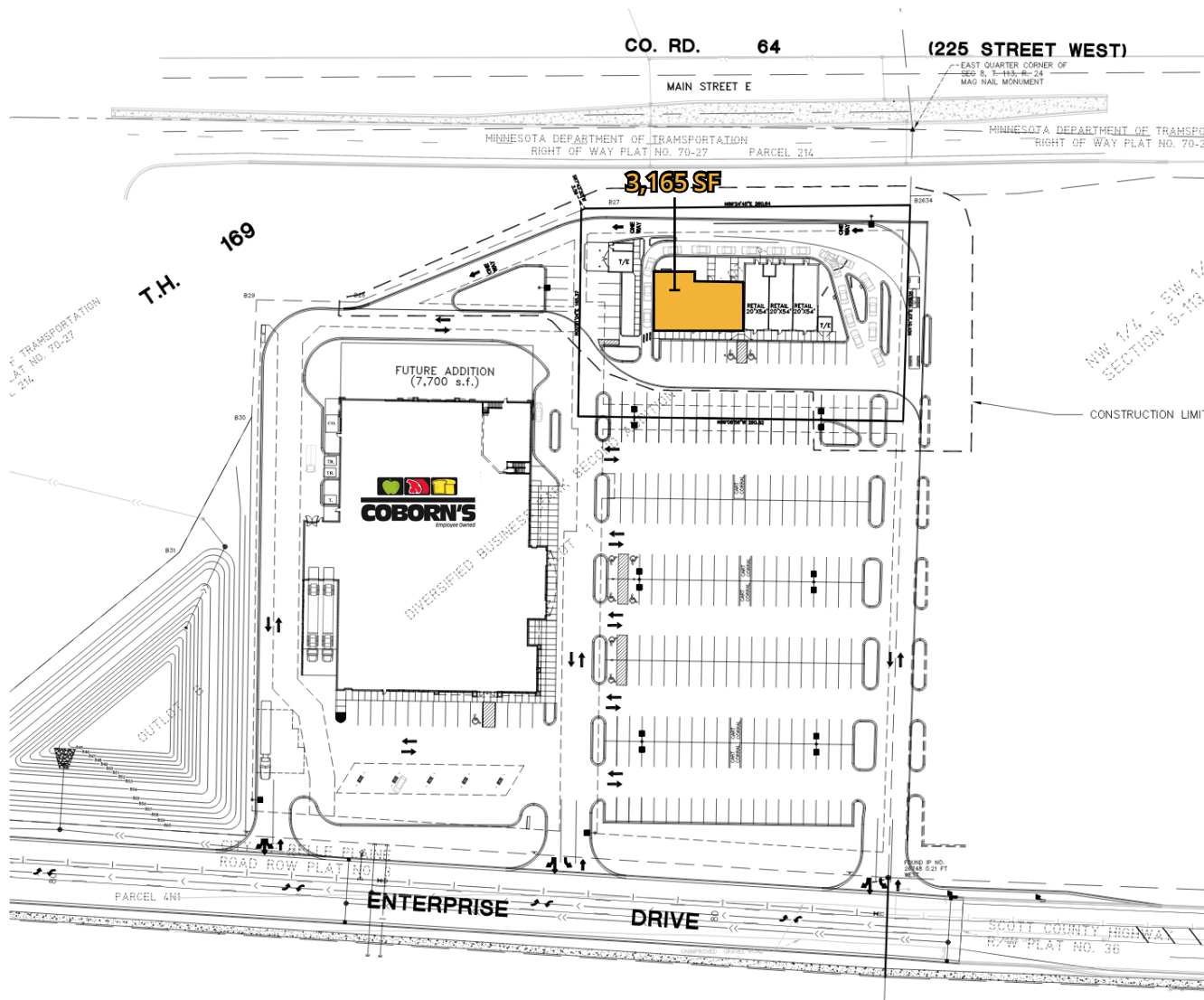
FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com



Member of:
 REALTY
RESOURCES

SITE PLAN



1050 ENTERPRISE DR HIGHLIGHTS



3,165 sf for lease

Former Restaurant

Drive-Thru

Pylon Signage

Coborn's grocery
anchored
development

FOR MORE INFO CONTACT:

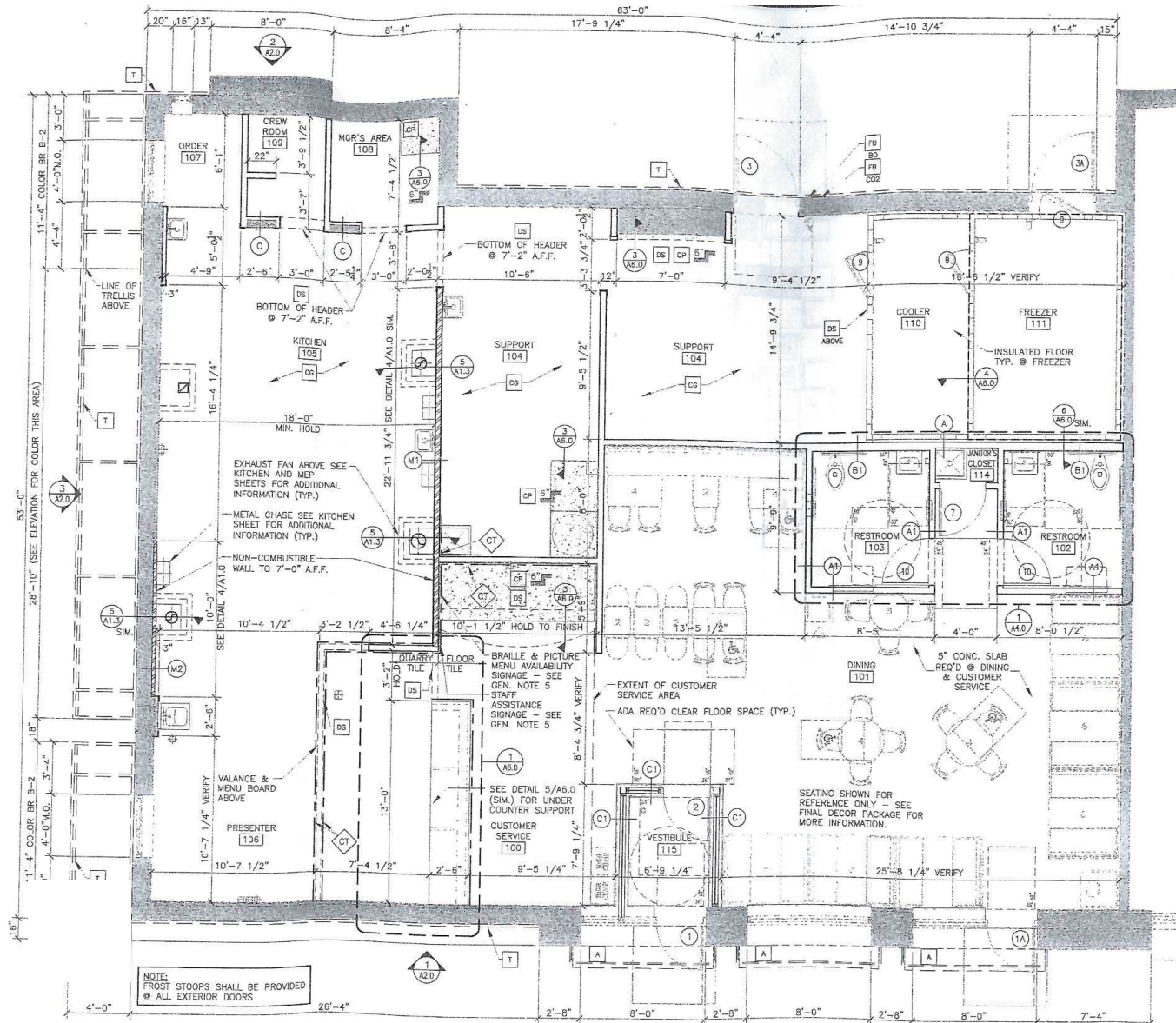
Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com



Member of:

REALTY
RESOURCES

FLOORPLAN



FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com



Member of:

REALTY RESOURCES

AERIAL

169

24,629 VPD

EAST MAIN STREET 7,171 VPD

3,165 SF

verizon

Great Clips



EAST ENTERPRISE DRIVE 4,600 VPD

HICKORY BLVD



FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com



Member of:

REALTY
RESOURCES