

RETAIL SPACE FOR LEASE

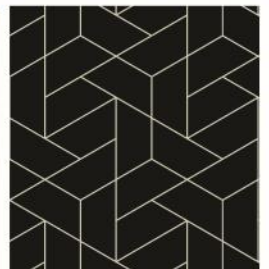
14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306

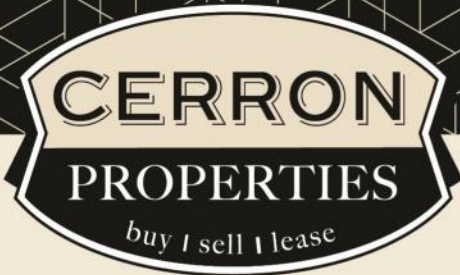


FOR LEASE | RETAIL SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





RETAIL SPACE FOR LEASE

14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306

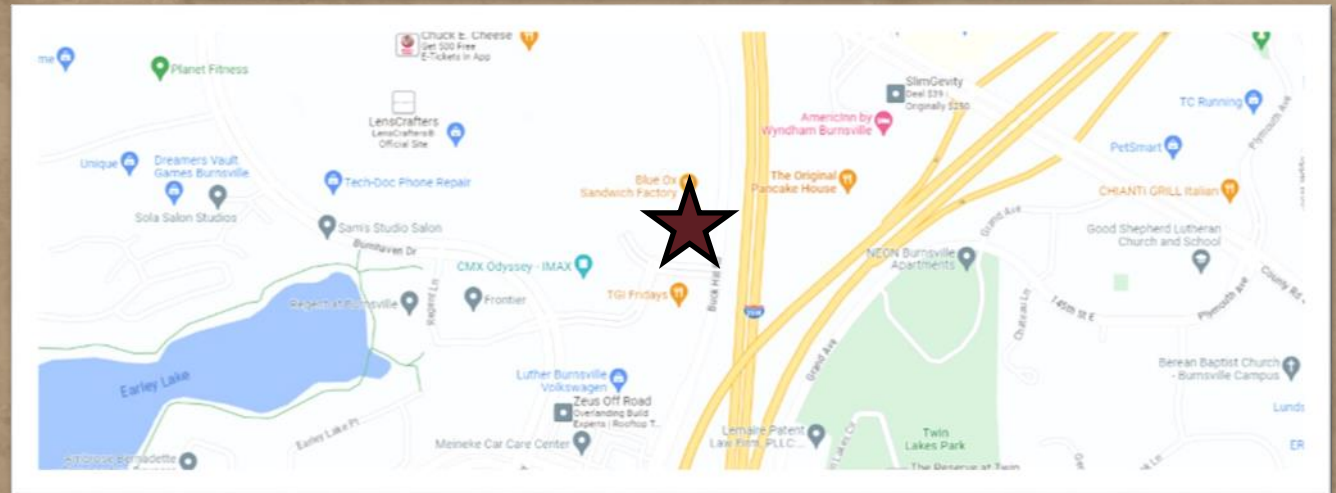
FOR LEASE | OFFICE SUITES

CERRON Commercial Properties, LLC
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PROPERTY HIGHLIGHTS

- Two Suites Available:
 - 14300—Approx. 3,221 SF, full service salon space
 - 14350—Approx. 1,800 SF on 2.76 acre parcel
- Zoning: B3 - General Business Dist.
- Dakota Co. PID# 02-15380-01-070
- Located on Buck Hill Rd, visible to I-35W, next to CMX Odyssey Theater and TGIFridays Restaurant & co-tenant to Push Pedal Pull
- Traffic Count: 53,185 vpd on I-35W
- Lease Rate: \$19.95/SF NNN + \$11.20/SF CAM & Tax



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
Please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

SUMMARY

RETAIL SPACE FOR LEASE

14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306



TRAFFIC COUNTS:

- 9,800 vpd @ Buck Hill Rd & Service Rd
- 53,185 vpd @ I-35W

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	12,935	77,561	175,372
Median HH Income	\$62,193	\$79,897	\$84,579
Housing/Total Units	5,922	31,640	69,202

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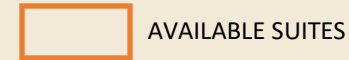
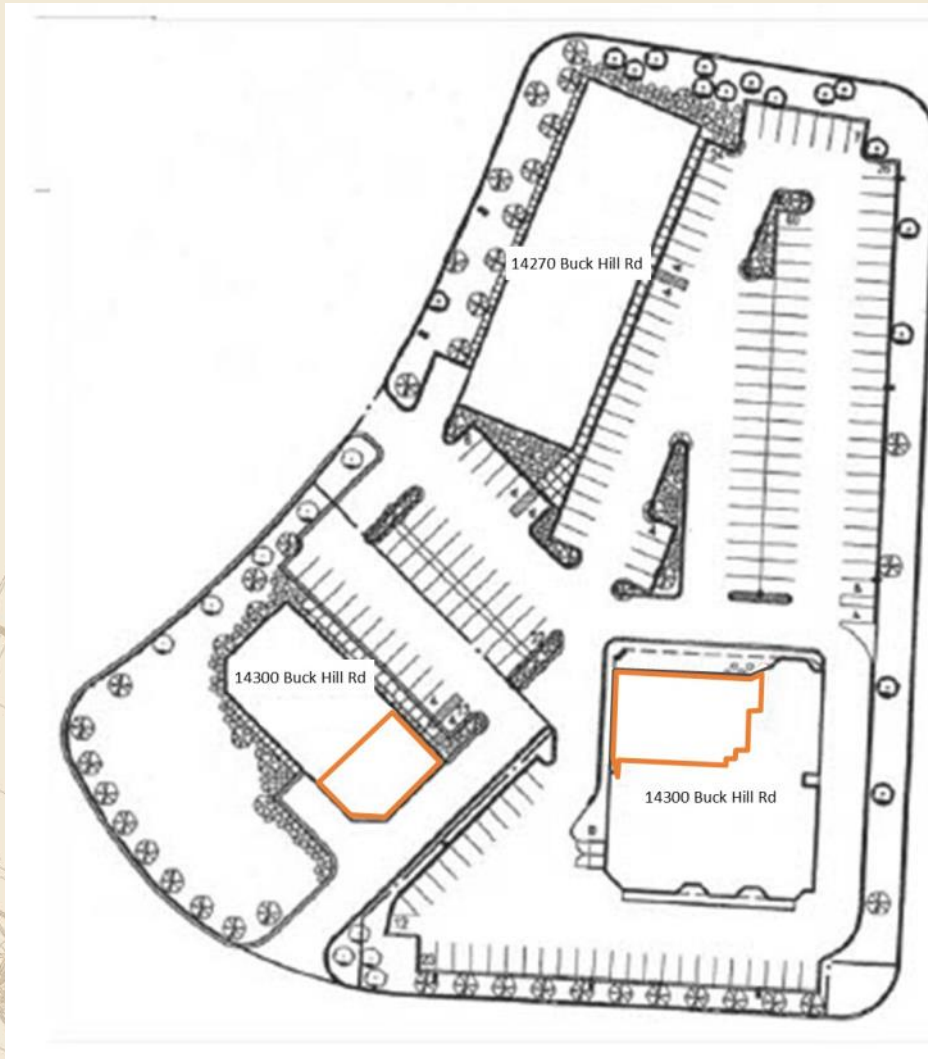


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SITE PLAN



ADJACENT TENANTS:

14300: Push-Pedal-Pull Fitness Equipment Outlet

14270: Mattress Firm , Blue Ox Sandwiches, AT&T,
Viking Blinds & Renewal By Anderson

14350: Hot Springs Spa

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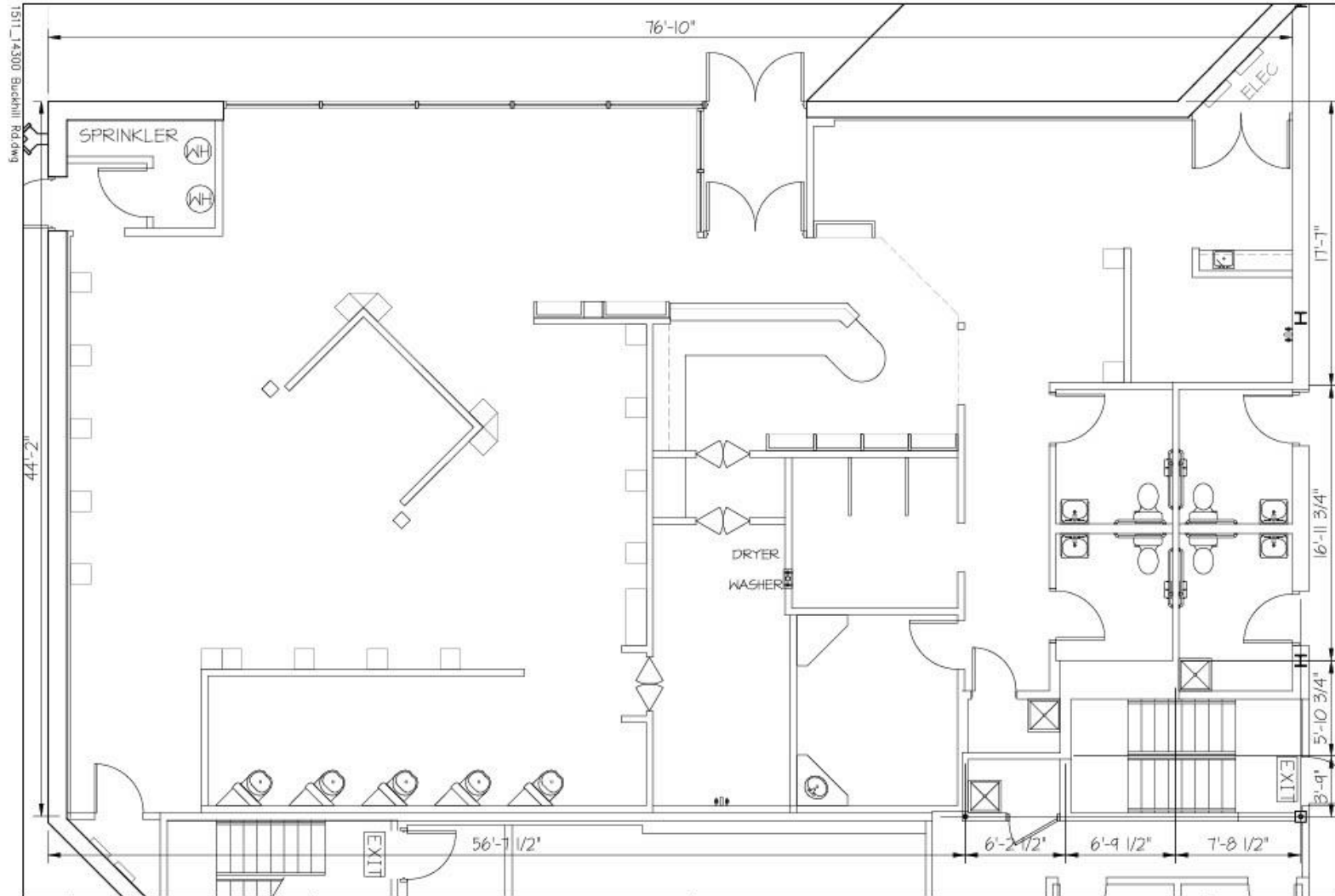


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FLOOR PLAN—14300

RETAIL SPACE FOR LEASE

14300 & 14350 BUCK HILL RD, BURNSVILLE, MN, 55306



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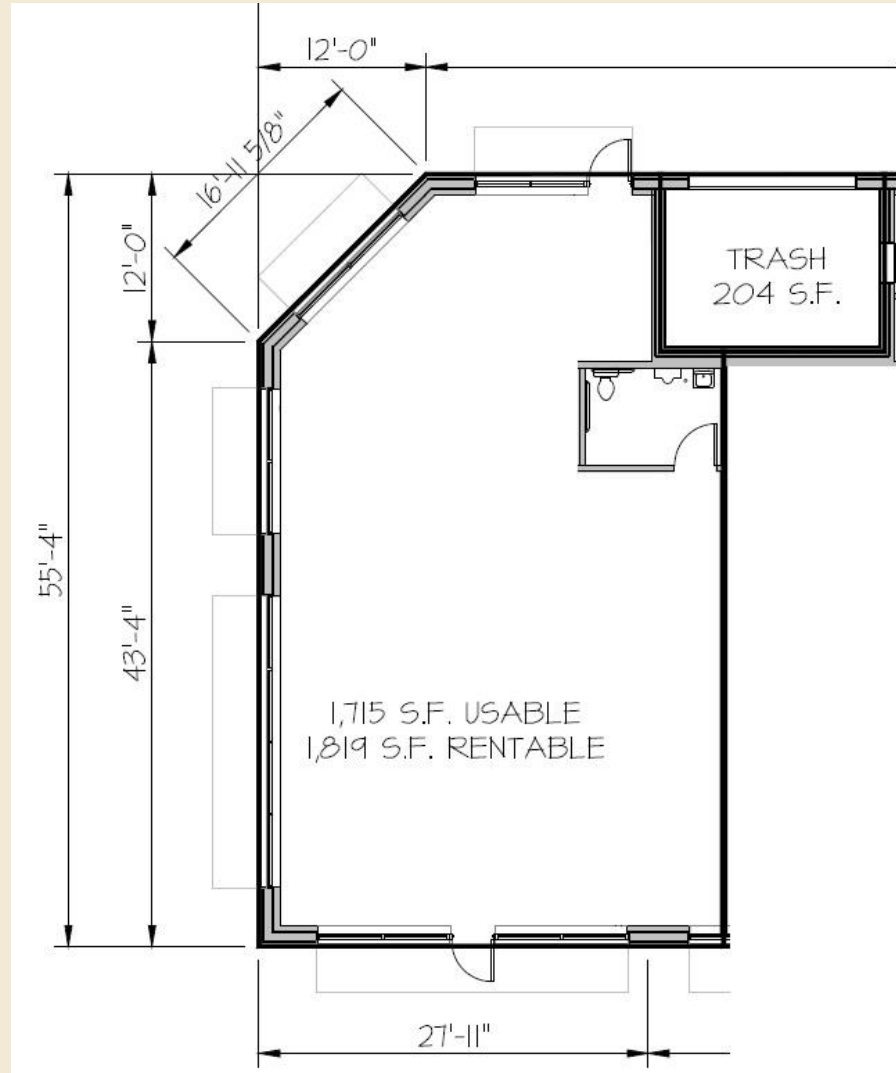


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FLOOR PLAN—14350

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let's get started!

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