



# BURNSVILLE

13700-13770 County Road 11 | Burnsville, MN 55337

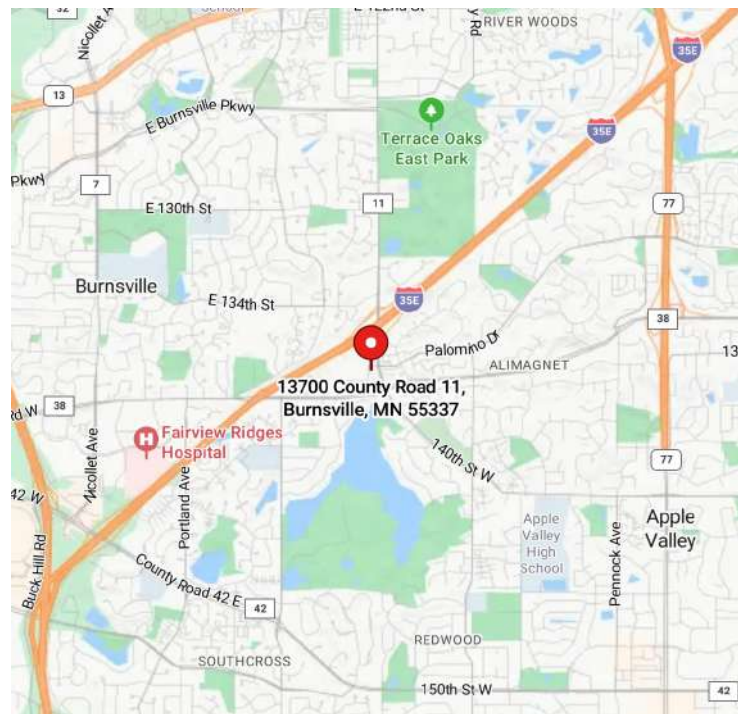
## Retail Endcap Space For Lease At The Burnsville Shops!

### Highlights and Features:

- 8,526 sf neighborhood center
- Easy access to I-35E and McAndrews Road
- Borders both Burnsville and Apple Valley
- Kitchen and prep area
- Building signage available
- Abundant parking
- Nestled among several single-family housing developments
- Co-tenants: Perrier Wines & Liquors, Stems & Vines Floral Boutique, and Brow Bella
- Area tenants: Valley Natural Foods, Ace Sushi, Pizza Man, Valley View Pet Hospital, Kwik Trip, Palomino Pet Hospital & Clinic, Bridges MN, Nu Beauty Image, The Lash Studio

### Space Available:

- Suite 13700-13720: 2,604 sf (current endcap restaurant space)
- 2024 CAM: \$5.97 psf and Tax: \$4.22 psf
- Lease Rate: Negotiable



Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**CORFAC**  
INTERNATIONAL

**MARY LINDELL**

612.747.9854

[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

### Site Plan



### Demographics and Traffic Counts:

- Average Population: 1 mile - 5,133, 3 miles - 51,545, and 5 miles - 120,697
- Average Household Income: 1 mile - \$96,034, 3 miles - \$86,969, and 5 miles - \$88,575
- Traffic Counts: County Rd 11 - 19,700 vpd, I-35E - 61,7900 vpd, McAndrews Road W of Cty Rd 11 - 18,900 vpd, and Palomino Drive - 4,700 vpd

### Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.