

2,243 SF Retail

FOR LEASE

Grande Market Place

12700 Nicollet Avenue South
Burnsville, MN 55337



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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



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- Two available retail suites: 1,080 sf across from the CVS and 1,163 sf next to Anytime Fitness
- Rent: \$15/psf, Operating Expenses: \$4.54 annual/psf (CAM \$2.94 psf, Tax \$1.27 psf, Insurance \$0.30 psf)
- Mixed-use project with three stories of apartments above, located in the center of Burnsville
- In the Heart of the City Park and kitty-corner from the new Burnsville Performing Arts Center
- Great access from County Road 13 and I-35W
- Space amenities include: 24' ceilings, outdoor seating on three sides, and a panoramic view
- Ample parking thanks to the 350 space municipal ramp and 50 spaces in front (all free)
- Cub Foods and CVS are just across the street; Anytime Fitness & The Hair District are co-tenants
- Zoned HOC1 (Heart Of The City 1)

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	9,730	67,391	182,340
Households	4,489	26,598	76,138
Daytime Pop.	12,453	67,863	178,031
Avg. HH Inc.	\$69,369	\$92,197	\$94,960

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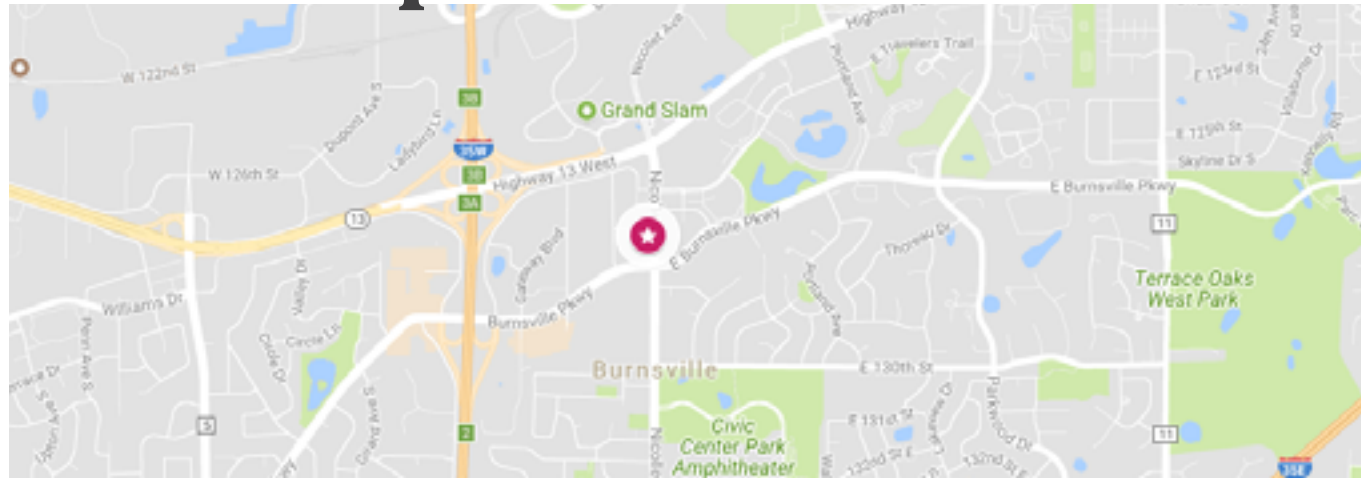
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Area Map



Trade Map



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Burnsville & The Heart of the City

Burnsville is a city located 15 miles south of Downtown Minneapolis, bordering the south bank of the Minnesota River. Highways I-35W and I-35E run through Burnsville and converge near the city center. Burnsville is conveniently located just a short drive away from many metropolitan area attractions like the Mall of America, Valley Fair Amusement Park, and the Minneapolis-St. Paul International Airport. Burnsville itself is a commercial and recreational destination for many, as it is home to Burnsville Shopping Center, the Minnesota Valley National Wildlife Refuge, and the 310-foot vertical ski peak Buck Hill.

In the late 1990s, the City of Burnsville commissioned an arts and culture-focused downtown redevelopment project, which they named The Heart of the City. This project has since brought forth Nicollet Commons Park, Ames Center for Performing Arts, and various mixed-use housing - namely its cornerstone, Grande Market Place.

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Mobility Scores*



68

Somewhat Walkable



39

Some Transit

*Scores are measured on a 1-100 scale.

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Available Spaces



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