

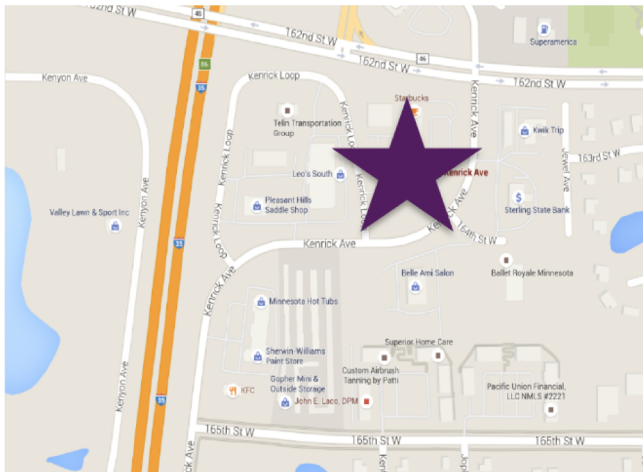


KENRICK COMMONS

16227-16331 Kenrick Avenue | Lakeville, MN 55044

1,056 SF Retail Space For Lease At Starbucks Anchored Center!

Kenrick Commons is a busy neighborhood center in rapidly growing Lakeville, Minnesota. Join a very successful Starbucks in this newer property surrounded by high-income households. Join co-tenants also include Fantastic Sams, TranSpa Nails, John's Tailors and Align Chiropractic. **Opening Soon - YMCA!**



Highlights and Features:

- Prominently positioned off of I-35 and County Road 46
- Excellent visibility
- High traffic counts
- Pylon signage is available
- Area tenants: Twin Cities Harley-Davidson, Motoprimo, Sterling Bank, Sherwin-Williams Paint Store, Minnesota Hot Tubs, Belle Ami Salon, Ballet Royale Minnesota, Pleasant Hills Saddle Shop, Leo's South, Kwik Trip and Telin Transportation Group

Demographics and Traffic Counts:

- 2016 Population: 1 mile - 5,280, 3 miles - 61,621 and 5 miles - 171,331
- 2016 Average Household Income: 1 mile - \$93,185, 3 miles - \$85,650 and 5 miles - \$79,323
- Traffic Counts: 85,000 vpd on I-35 and 32,500 vpd on Cty Rd 46

Space Available:

- Suite 16281: 1,056 sf
- 2018 CAM: \$4.68 psf and Tax: \$5.63 psf



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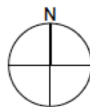
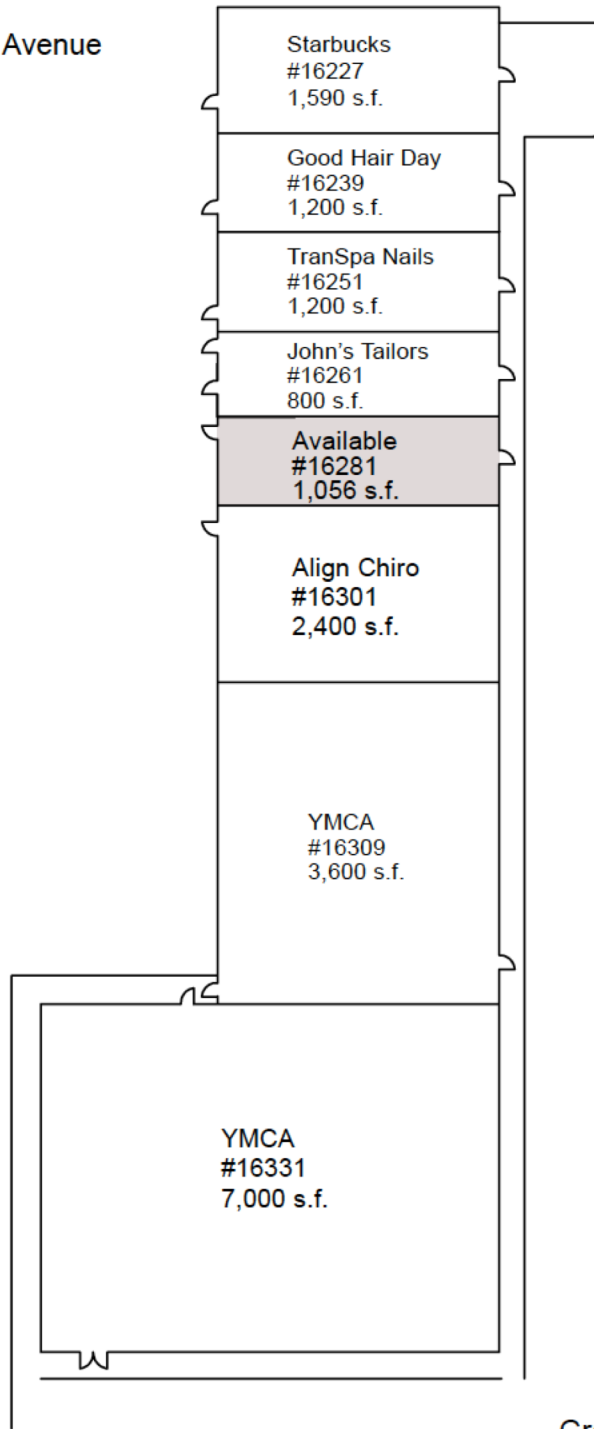
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Site Plan

Kenrick Commons
16227-16331 Kenrick Avenue
Lakeville, MN 55044



Gross Site Area: 140,189 s.f.
Gross Building Area: 18,926 s.f.
Gross Leasable Area: 18,846 s.f.
Parking Spaces: 143
Number of Floors: 1

*Floor Plan- Not to Scale

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