

Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL



Surrounding Area



Highlights

- 1,236 SF Inline Retail Storefront
- Highway 13 Frontage
- Dense Retail & Residential Location with High Visibility across from Target Buffalo Wild Wings, Wings Financial Caribou and more.
- High Traffic
- Tenants include Napa Auto Parts, Teresa's Mexican Restaurant, Eileen's' Cookies, Kid's Count, LVY Nails, Pizza Hut, and Let's Dish

Average Daily Traffic Volumes:

- County Road 42: 25,500 VPD (2018)
- Hwy 13: 20,100 VPD (2015)
- South Park Drive: 9,300 (2018)
- Combined: 54,900 VPD

Demographics

Miles	1	3	5
Population	8,313	49,101	109,426
Avg Income (\$)	142,757	133,837	119,228
Households	3,099	16,656	40,050

High Visibility

High Traffic

High Demand

For more information, please contact:

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952-890-6450

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Broker is related to building owner

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Associate Broker

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2999 W. County Rd. 42, Suite 206, Burnsville, MN 55306



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All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built / Renovated:

- 2010

Floors:

- 1

Total Building Rentable Area:

- 30,000 SF

Available Space:

- 1,236 Inline Retail SF

Net Rate (*annual escalations):

- Negotiable

Operating Expenses & Real Estate Taxes:

- \$10.56 per SF, 2024 Estimated
- (Excludes metered utilities, phone, cable, internet, janitorial)

Terms of Leases:

- 5 Years or More

Parking:

- 188 Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System – Monitored 24/7/365
- 24-Hour Security Cameras in Parking Lot

Building & Roof Construction:

- Pre-cast / Masonry, Brick and Structural Steel Truss
- Built-up Roof

HVAC:

- Rooftop-Mounted HVAC

Utility Services:

- Center Point / MN Valley Electric Co-Op / Integra

Electrical:

- 120/208
- 600-amp service
- 3-phase

Zoning:

- C-2 General Commercial

Building Amenities:

- Building & Monument Signage Available
- Professionally Managed
- Energy Efficient Pre-Cast Building

Area Amenities:

- Excellent Visibility on Hwy 13 -Just One Block South of County Road 42 on the border of Prior Lake & Savage, Minnesota
- Minutes to I-35 and Hwy 169
- Area Businesses Include Napa Auto, Target, Buffalo Wild Wings, Cub Foods, Wendy's, Caribou, Wings Financial, Old National Bank, Sterling Bank, Holiday....



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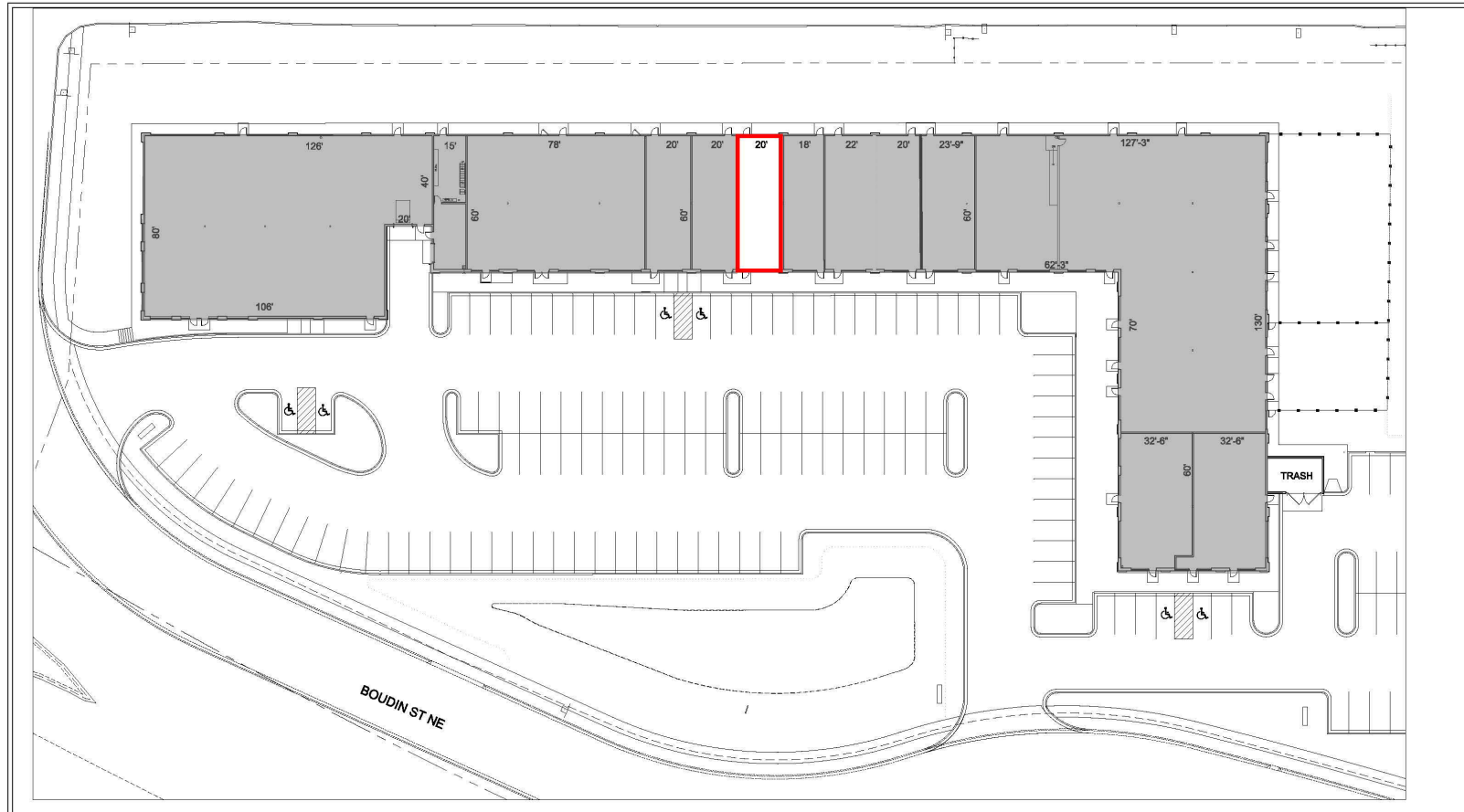
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Site Plan



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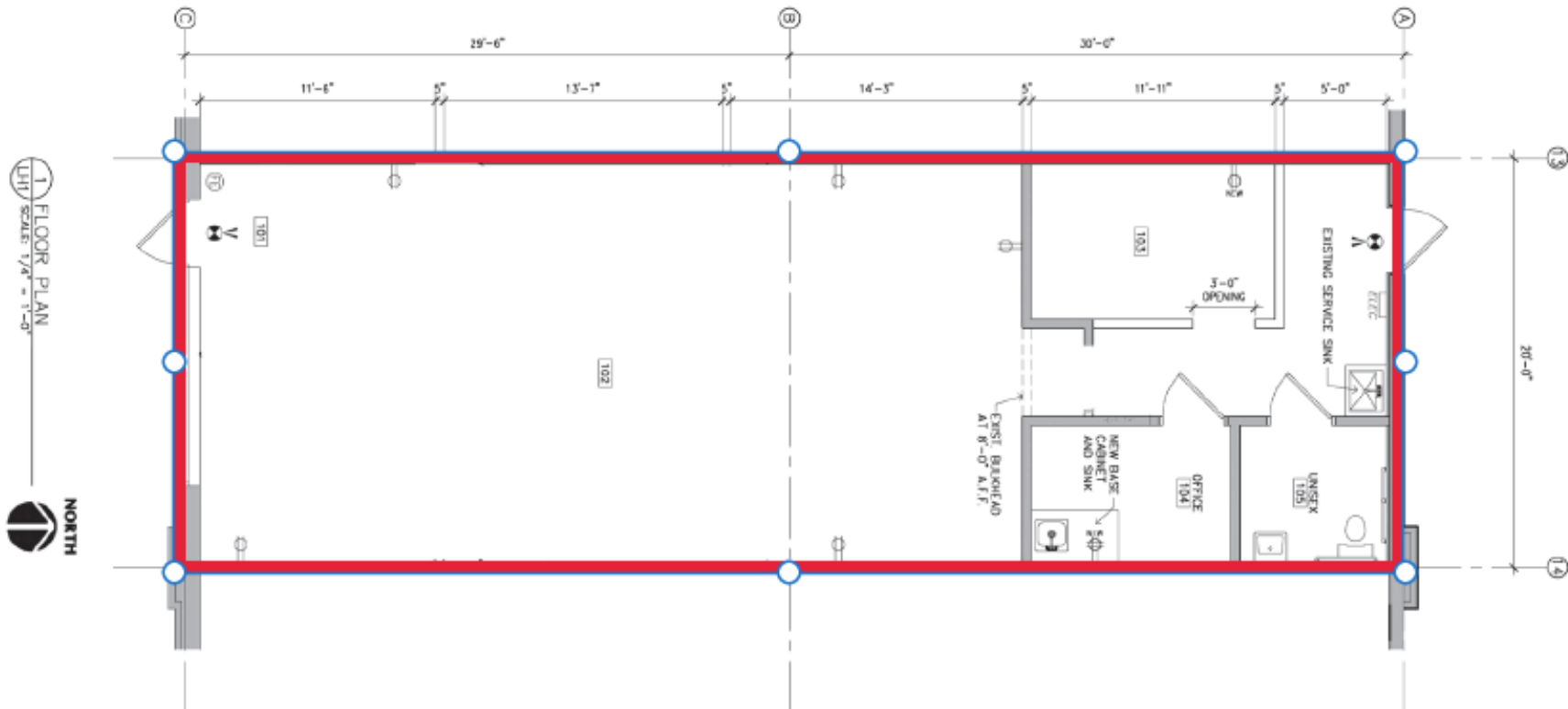
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1,236 SF



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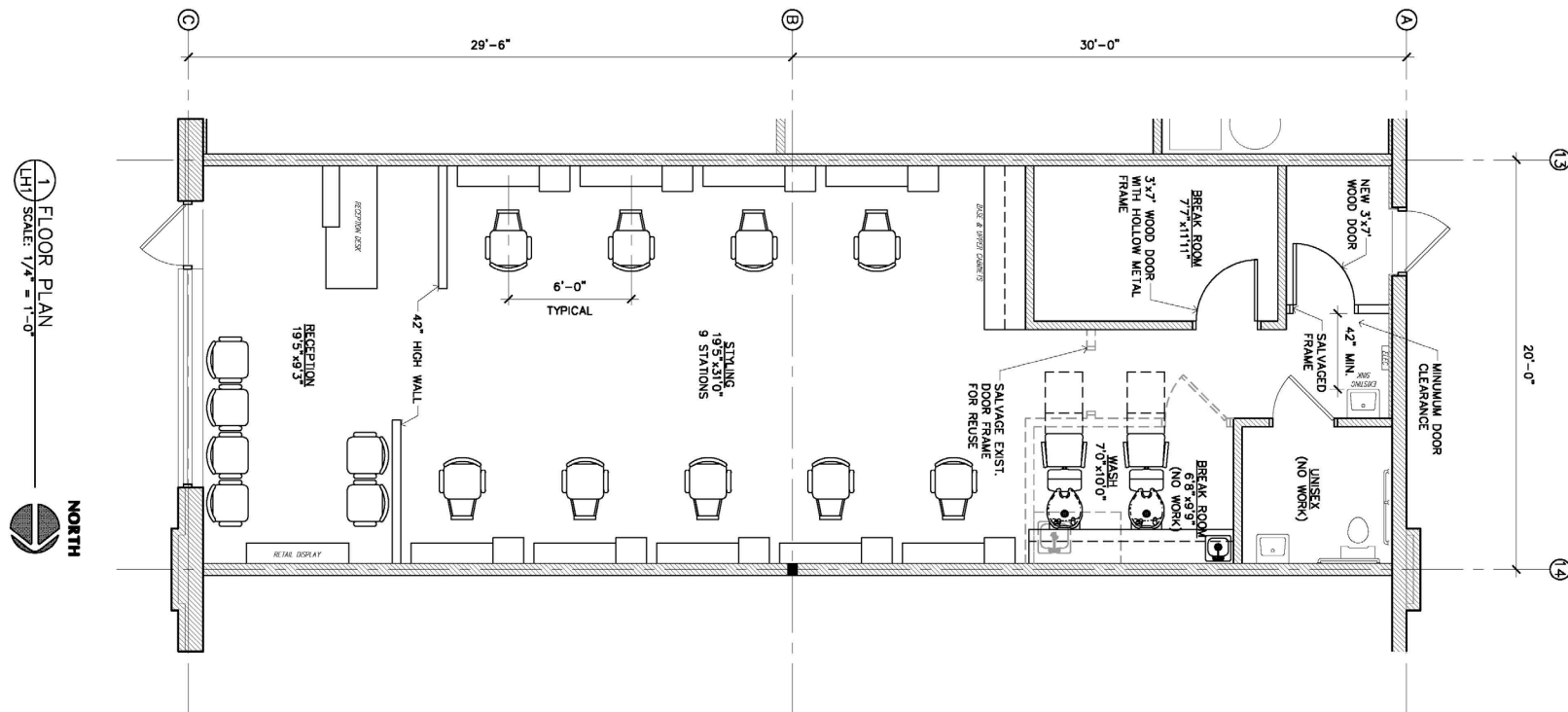
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Salon Concept Plan



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