

## One Storefront Remaining!



**Just one storefront remaining! 2,400 Rentable Square Feet (divisible to ~1,200 RSF) retail, office or medical space available in the heart of Lakeville, MN.**

**Lakeville is the largest city in Dakota County covering 38 square miles and ranked #1 on SafeHome.org's list of Safest Cities in MN and in the top 25% of Safest Cities in the U.S.**

**Population over 75,000 (2023 est.) boasts over 70 parks, over 142 miles of pedestrian and bike trails and numerous award-winning schools.**

*City information from Lakevillemn.org*



## Property Highlights

- **Join Jill Henning State Farm at New Lakeville Location!**
- **Building and Monument Signage**
- **Adjacent to Banking and Childcare**
- **Close Proximity to City of Lakeville Offices, Grocery, Restaurants, Services and more**
- **County 50 Frontage, Traffic and Visibility**
- **Opportunities for Retail, Professional Office or Medical with Private In-Suite Restrooms**

### Average Daily Traffic Volumes:

▪ I-35: 77,000 VPD
▪ County Road 46: 8,100 VPD
▪ Combined: 85,100 VPD
▪ Less than 1 Miles from I-35

### Demographics

Miles	1	3	5
Population	6,421	57,065	165,306
Avg Income (\$)	100,788	116,054	110,985
Households	2,457	20,747	61,052

**High Visibility**

**High Traffic**

**High Demand**

For more information, please contact:

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

Kenwood Commons  
9057 203rd Street W. | Lakeville, MN 55044

**NOW LEASING | RETAIL | OFFICE | MEDICAL**

## Surroundings



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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.

## Property Facts

### Year Built:

- 2025 Opening Q2!

### Floors:

- 1

### Total Building Rentable Area:

- 8,337 SF

### Storefronts Available:

- 2,400 Rentable Square Feet Available for Lease (Divisible to 1,200 RSF)
- Low 1.84% Common Area Factor
- Customizable Floor Plans
- Private Restroom(s)

### Net Rate:

(\*annual escalations)

- Negotiable, NNN, Annual Escalations

### Operating Expenses & Real Estate Taxes:

- \$6.75 per RSF, 2025 Estimated (Land Assessed RE Taxes, 2025)
- Tenant also responsible for its own Phone, Cable, Internet & Janitorial.

### Lease Term:

- 5 Year Minimum

### Parking:

- Shared Surface Parking Spaces

### HVAC:

- Rooftop Mounted HVAC Units

### Utility Services:

- Dakota Electric
- Center Point Energy

### Electrical:

- 120/208
- 3-phase

### Zoning:

- C-3, General Commercial District

### Building Amenities:

- Monument and Building Signage Available

### Area Amenities:

- Convenient Access at Gateway to Downtown Lakeville
- High Traffic Area Includes City of Lakeville, Lakeville Heritage Center, Lakeville Fire Department, Cub Foods, McDonald's, Banks, Retail, Restaurants, Childcare and Other Services
- Close to Large Employee Base



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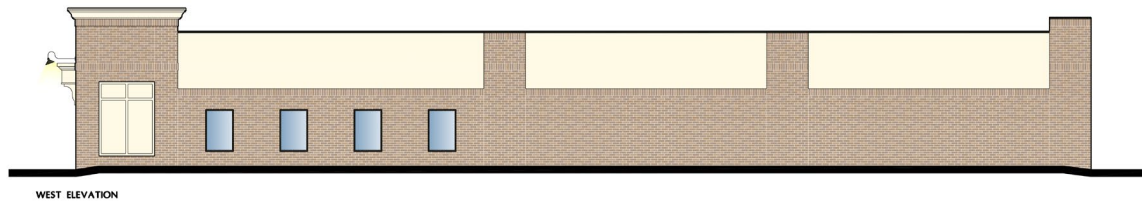
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## Elevations

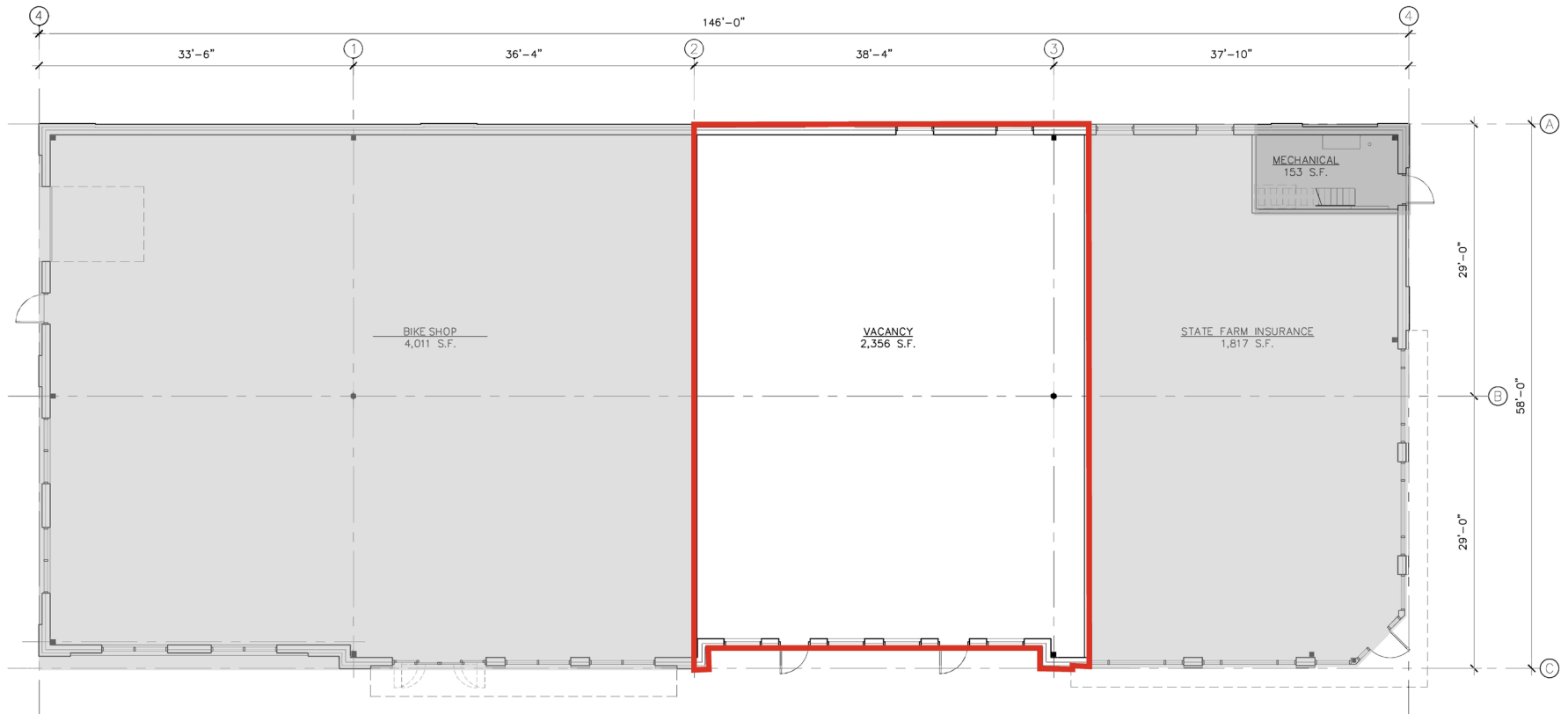


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## Floor Plan



1/30/25

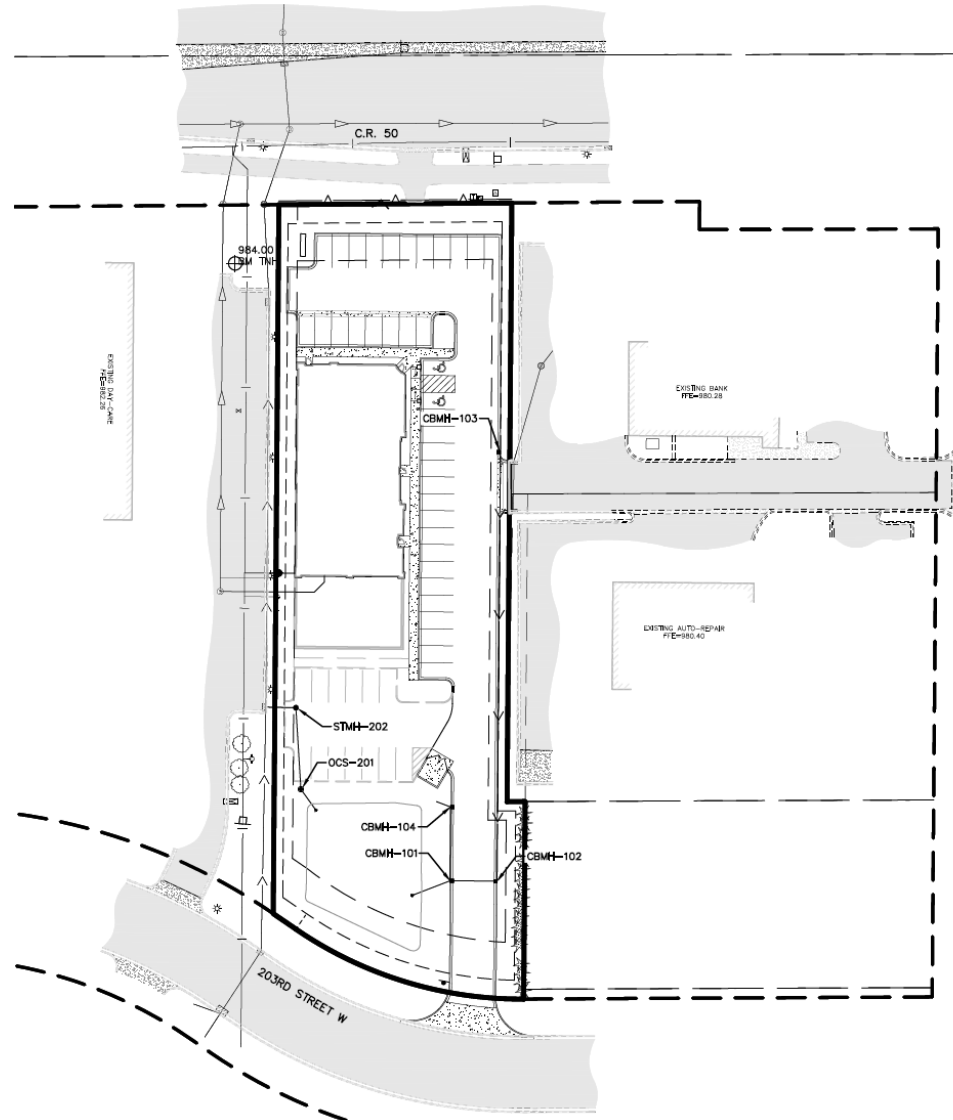


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## Site Plan



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## Zoning

### C-3, General Commercial District

The purpose of the C-3 district is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region. (Ord. 867, sec. 110, 5-17-2010)

#### 11-73-3: PERMITTED USES:

In addition to other uses specifically identified elsewhere in this title, the following are permitted uses in a C-3 district:

- A. Bank, savings and loan, savings credit unions and other financial institutions.
- B. Banquet facilities with on-sale liquor.
- C. Commercial recreation, indoor.
- D. Convenience restaurants without a drive through service window.
- E. Daycare facilities as a principal use provided that the use complies with the provisions of [chapter 31](#) of this title.
- F. Funeral homes and mortuaries.
- G. Governmental and public utility buildings and structures; city of Lakeville only.
- H. Hotels.
- I. Instructional classes.
- J. Offices, general and medical.
- K. Pawnshops.
- L. Private clubs or lodges serving food and beverages with on-sale liquor.
- M. Public garages and parking lots.
- N. Restaurants, general with on-sale liquor.
- O. Retail businesses.
- P. Service businesses, on and off site.
- Q. Sexually oriented uses, principal.
- R. Tattoo parlors.
- S. Data centers.
- T. Fitness centers and health clubs.
- U. Brew on premises.
- V. Brewpub. (Ord. 867, sec. 110, 5-17-2010; amd. Ord. 917, 2-18-2014; Ord. 924, 7-7-2014; Ord. 1031, 6-1-2020; Ord. 1078, 6-5-2023; Ord. 1080, 6-5-2023)



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