

RETAIL FOR LEASE

AURORA VILLAGE

SEQ County Road 42 & County Road 5 | Burnsville, MN 55306



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW



PROPERTY INFORMATION

- Location: 1451 Cty Rd 42 | Burnsville, MN 55306
- Description: Neighborhood retail center
- Building GLA: 122,323 sf



AVAILABLE

- Suite 1601: 2,195 sf
- Suite 1703: 3,551 sf



2022 EST CAM/TAX

- \$8.82 psf



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,684	76,807	180,390
Median HH Income	\$56,661	\$77,300	\$85,168
Average HH Income	\$77,604	\$97,649	\$108,230

** Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



TRAFFIC COUNTS

- 49,500 vpd on County Road 42
- 15,100 vpd on County Road 5



CENTER TENANTS



AREA TENANTS



COMMENTS

- Aurora Village is located in the heart of the Burnsville trade area. This area offers strong demographics and traffic counts, along with great visibility.

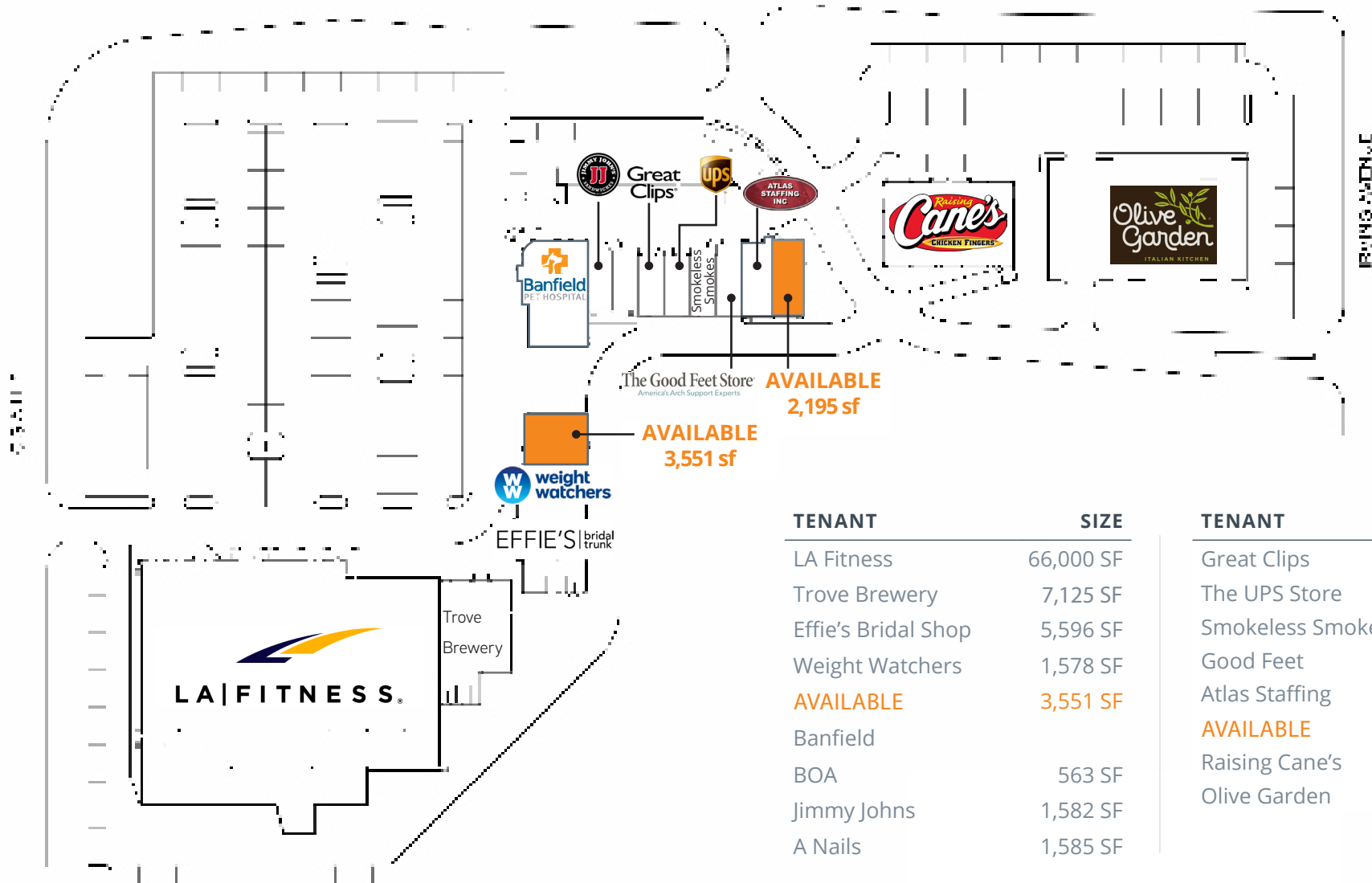
OVERALL SITE PLAN

Aurora Village



REALTY
RESOURCES
MEMBER

CHAMBERLAIN



TENANT	SIZE	TENANT	SIZE
LA Fitness	66,000 SF	Great Clips	1,229 SF
Trove Brewery	7,125 SF	The UPS Store	1,282 SF
Effie's Bridal Shop	5,596 SF	Smokeless Smokes	1,585 SF
Weight Watchers	1,578 SF	Good Feet	1,585 SF
AVAILABLE	3,551 SF	Atlas Staffing	2,165 SF
Banfield		AVAILABLE	2,195 SF
BOA	563 SF	Raising Cane's	9,974 SF
Jimmy Johns	1,582 SF	Olive Garden	9,100 SF
A Nails	1,585 SF		

