#### RETAIL FOR LEASE

# **AURORA VILLAGE**

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









## **OVERVIEW**





#### PROPERTY INFORMATION

Location: 1451 Cty Rd 42 | Burnsville, MN 55306

Description: Neighborhood retail center

• Building GLA: 122,323 sf



#### **AVAILABLE**

Suite 1703: 3,551 sfSuite 1719: 7,125 sf



\$7.54 psf (\$3.16 psf CAM/Ins. + \$4.38 psf Taxes)



#### **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

<sup>\*</sup> 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







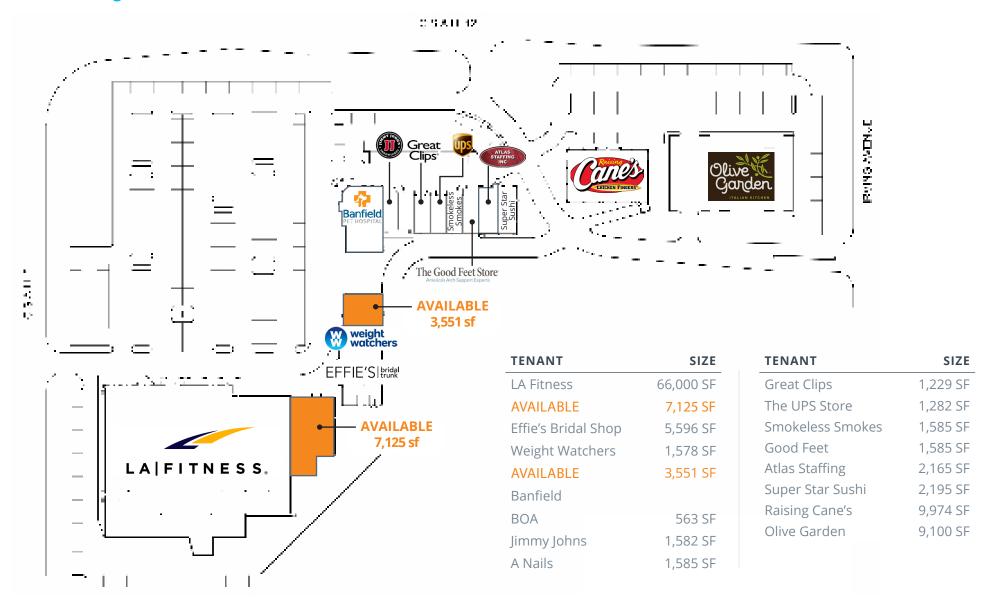
#### **COMMENTS**

 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



### **AERIAL**

# T RESCURCES

#### **BURNSVILLE TRADE AREA**

