



RETAIL SPACE FOR LEASE

BURNSVILLE MARKETPLACE

NWC I-35W & Cty Rd 42 | Burnsville, MN 55356



CONTACT

KRIS SCHISEL | 612.359.1691
kris.schisel@transwestern.com

CHRIS SIMMONS | 612.359.1675
chris.simmons@transwestern.com

 TRANSWESTERN®

OVERVIEW



LOCATION

- Address: 13901-14121 Aldrich Ave S | Burnsville, MN
- GLA: 263,121 SF
- Year Opened: 1991



AVAILABILITY

- Suite 120: 2,535 SF
- Suite 135: 1,300 SF
- Suite 145: 4,350 SF
- Suite 170: 3,637 SF
- Suite 230A: 31,615 SF

EST. CAM & TAX (2022)

- 6.70 PSF Total
(\$3.10 PSF CAM/Ins | \$3.60 PSF Taxes)



TRAFFIC COUNTS

- 81,000 vpd - I-35W
- 49,500 vpd - Cty Rd 42

CO-TENANTS

TJ-maxx
HomeGoods

SIERRA

OLD NAVY

DSW
DESIGNER SHOE WAREHOUSE®

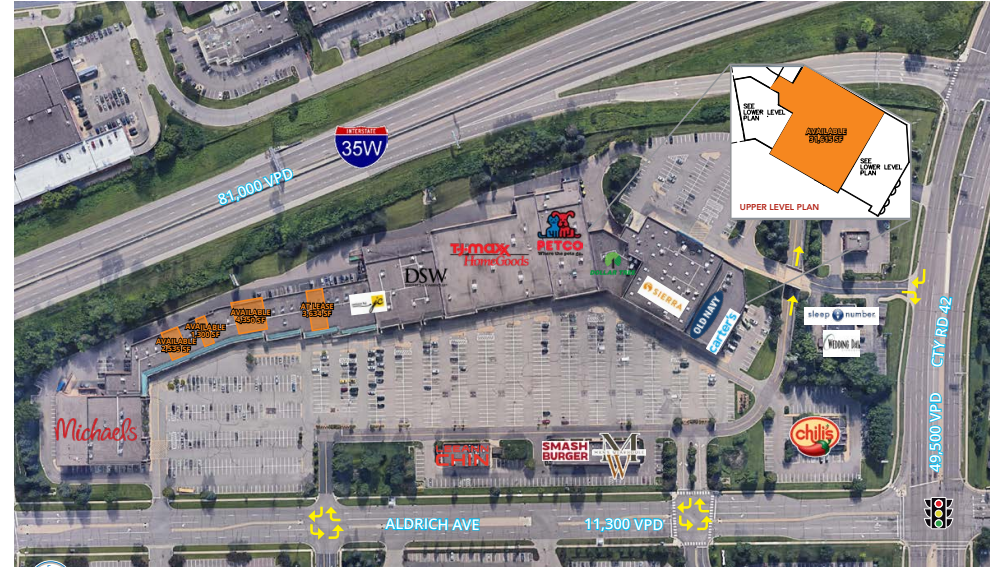
Michaels

five BELOW

carter's

PETCO
Where the pets go.

DOLLAR TREE



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,510	75,604	174,786
Median HH Income	\$60,162	\$77,711	\$84,630
Average HH Income	\$81,564	\$97,793	\$107,734

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

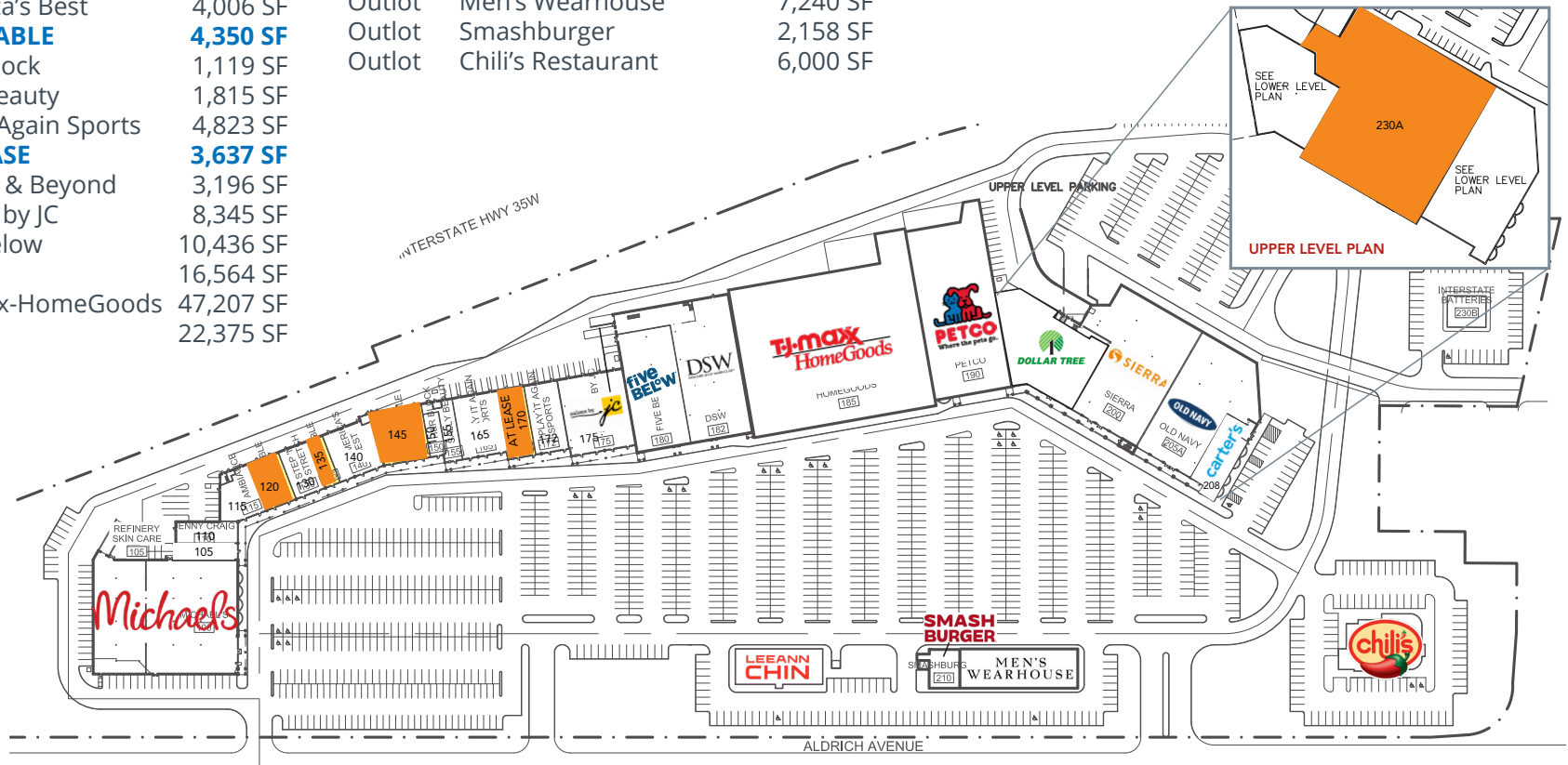
SITE PLAN

BURNSVILLE MARKETPLACE

13901-14121 ALDRICH AVE S | BURNSVILLE, MN 55356



SUITE	TENANT	AREA SF	SUITE	TENANT	AREA SF
100	Michael's	27,010 SF	195	Dollar Tree	12,124 SF
105	The Refinery	1,700 SF	200	Sierra	18,610 SF
110	Jenny Craig	2,239 SF	205	Old Navy	15,324 SF
115	Ambiance	2,600 SF	208	Carters	3,760 SF
120	AVAILABLE	2,535 SF	230A	AVAILABLE	31,615 SF
130	Step'n Stretch	1,300 SF	Outlot	Interstate Battery	2,000 SF
135	AVAILABLE	1,300 SF	Outlot	LeeAnn Chin	5,000 SF
140	America's Best	4,006 SF	Outlot	Men's Wearhouse	7,240 SF
145	AVAILABLE	4,350 SF	Outlot	Smashburger	2,158 SF
150	H&R Block	1,119 SF	Outlot	Chili's Restaurant	6,000 SF
155	Sally Beauty	1,815 SF			
165	Play it Again Sports	4,823 SF			
170	AT LEASE	3,637 SF			
172	Scrubs & Beyond	3,196 SF			
175	Salons by JC	8,345 SF			
180	Five Below	10,436 SF			
182	DSW	16,564 SF			
185	TJ Maxx-HomeGoods	47,207 SF			
190	Petco	22,375 SF			





TRADE AREA AERIAL

BURNSVILLE MARKETPLACE

13901-14121 ALDRICH AVE S | BURNSVILLE, MN 55356

