

RETAIL FOR LEASE

AURORA VILLAGE

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



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW

AURORA VILLAGE

PROPERTY INFORMATION

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

AVAILABLE

- 1,578 sf
- 66,000 sf
- Future out-lot opportunities
(2,500 - 5,200 sf with drive-thru or pick-up window)

2023 EST CAM/TAX

- \$8.08 psf
(\$4.45 psf Taxes + \$3.63 psf CAM/Ins.)

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	9,135	74,999	178,763
Daytime Population	13,669	70,581	160,461
Median HH Income	\$80,464	\$88,736	\$101,614
Average HH Income	\$97,781	\$112,129	\$128,627

* Sources: ESRI 2022 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

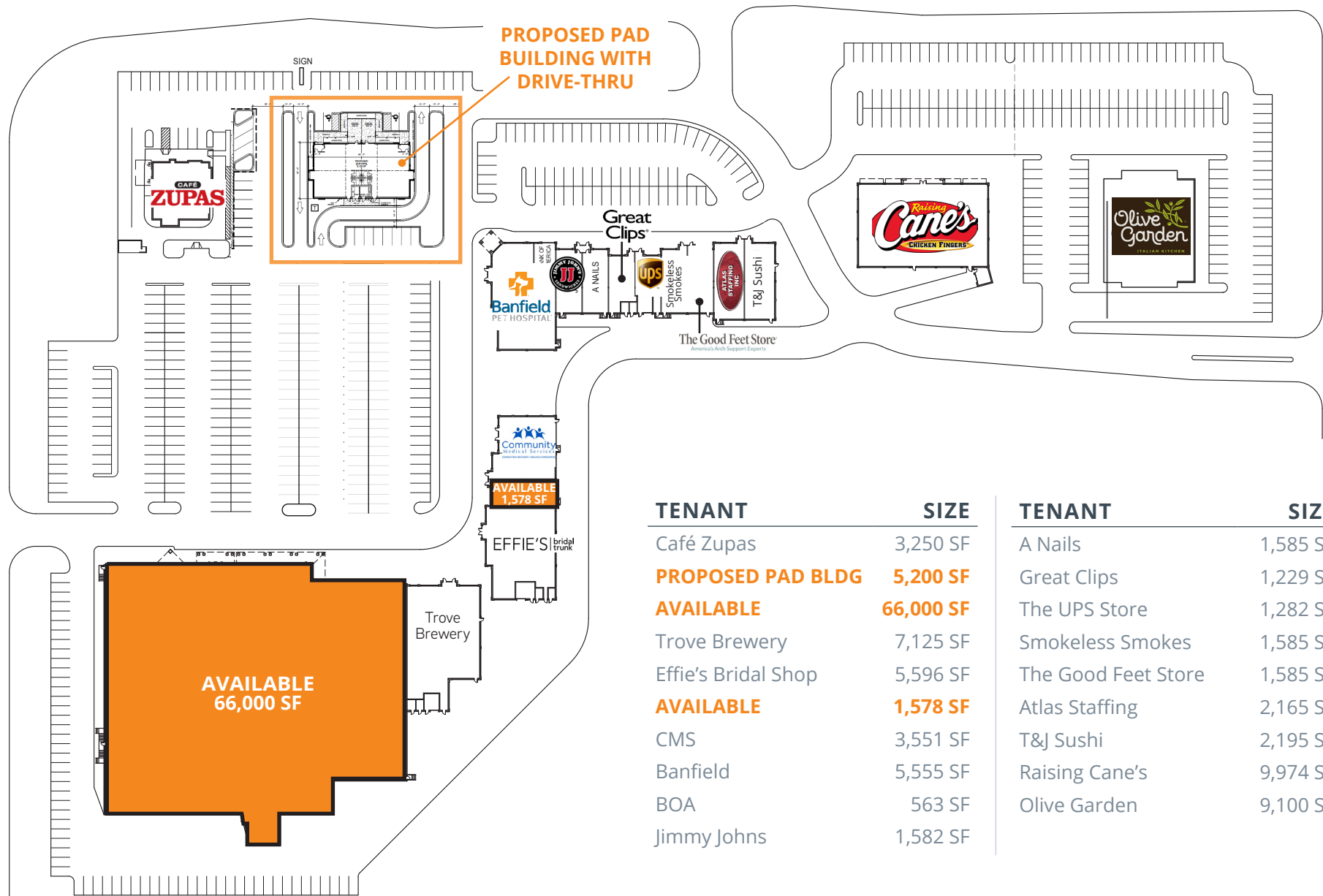


COMMENTS

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

OVERALL SITE PLAN

AURORA VILLAGE



BURNSVILLE TRADE AREA



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