

RETAIL FOR LEASE

AURORA VILLAGE - PROPOSED PAD BLDG

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



TRANSWESTERN

REAL ESTATE
SERVICES

NEW CONSTRUCTION WITH DRIVE-THRU



Brad Kaplan ccim 612.359.1625 | brad.kaplan@transwestern.com
Molly Townsend 612.359.1693 | molly.townsend@transwestern.com

OVERVIEW

AURORA VILLAGE

PROPERTY INFORMATION

- Location: 1451 Cty Rd 42 | Burnsville, MN 55306
- Description: Proposed pad building
- Building GLA: 5,200 sf

AVAILABLE

- 2,500 - 5,200 sf with drive-thru

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

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.



CENTER TENANTS

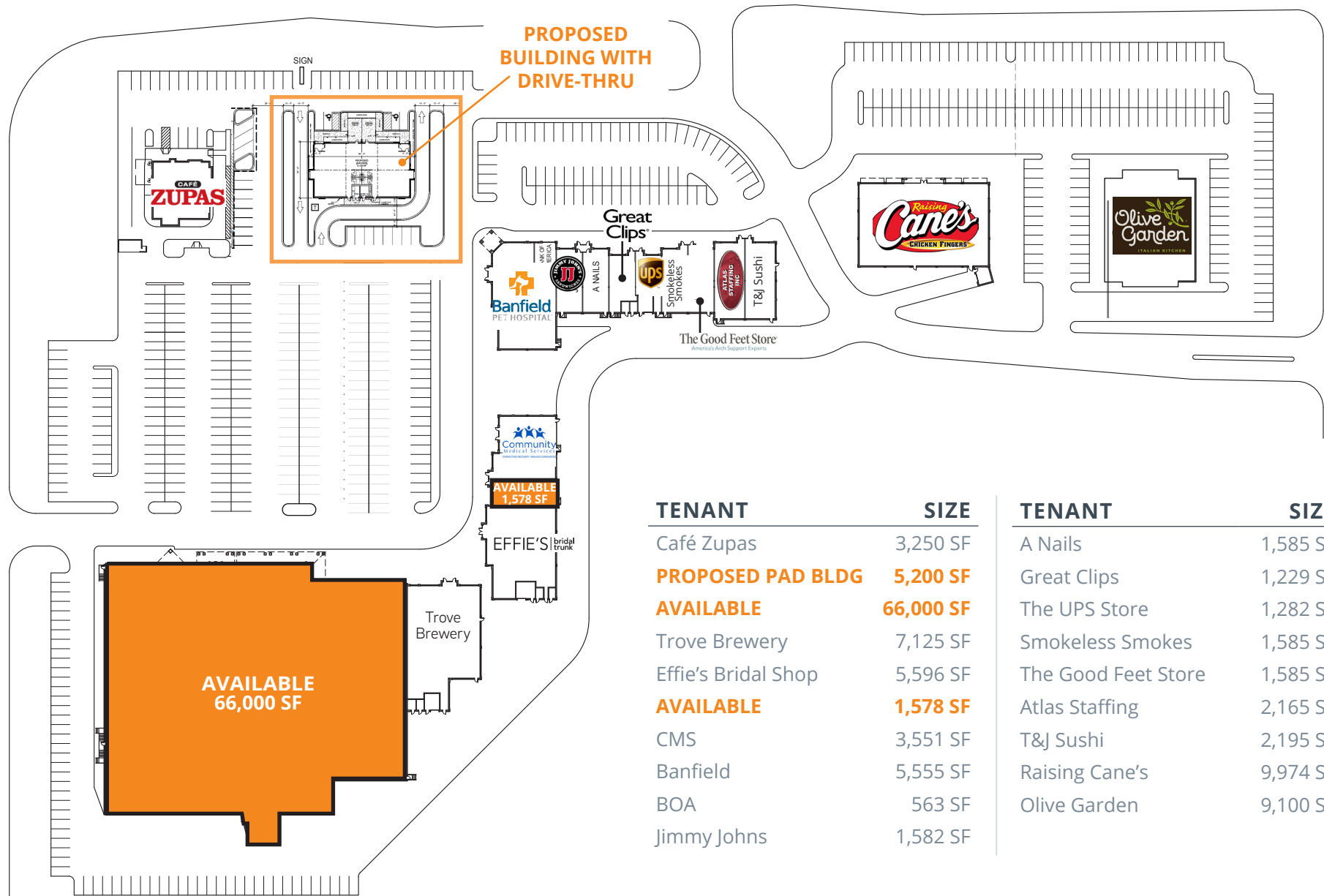


AREA TENANTS



OVERALL SITE PLAN

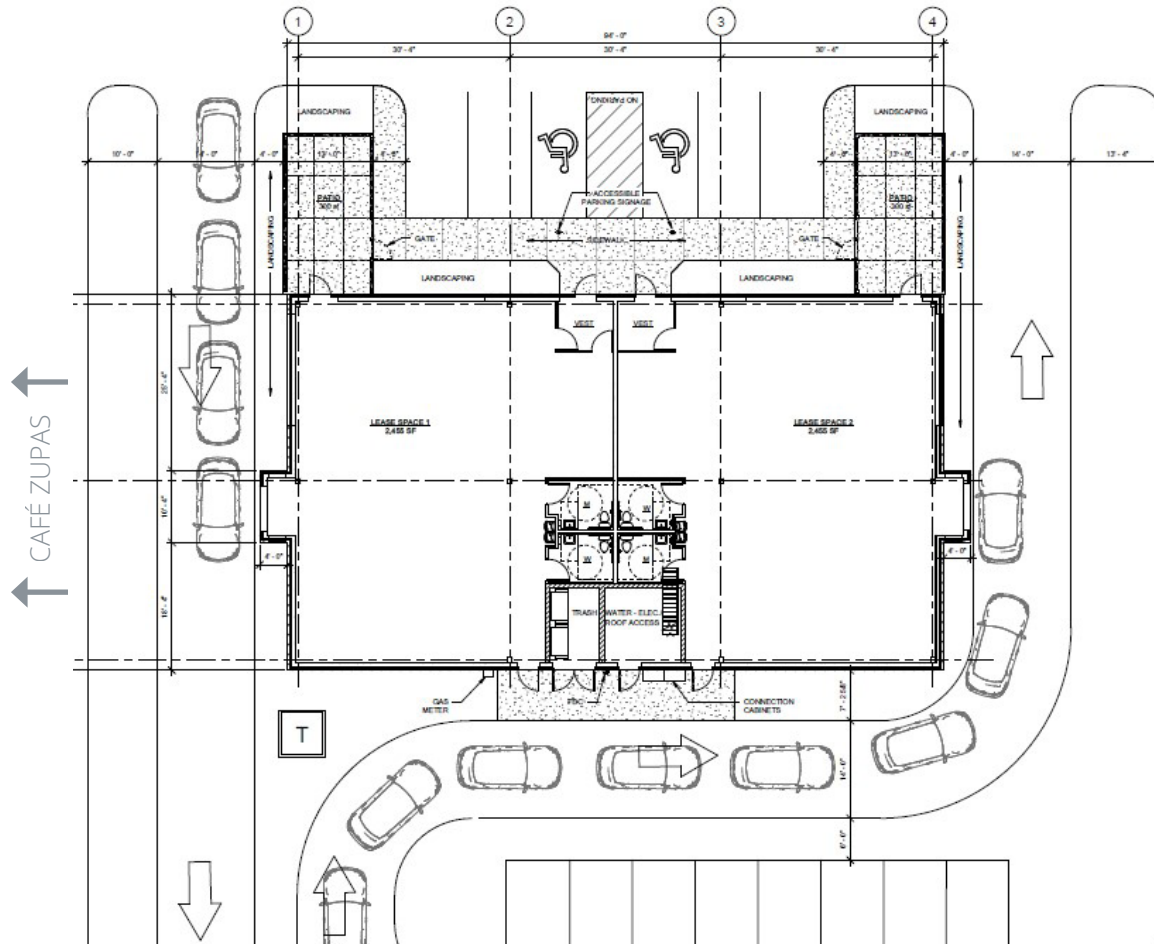
AURORA VILLAGE



PAD BUILDING SITE PLAN

AURORA VILLAGE

COUNTY ROAD 42



AURORA VILLAGE PARKING LOT

BUILDING OPTIONS

- Proposed 5,200 sf building
- Divisible to 1,800 sf
- Drive-thru or pick-up windows available
- Inviting patio space at building entrance
- Located between Café Zupas and Raising Cane's
- Excellent visibility from County Rd 42



AERIAL

BURNSVILLE TRADE AREA



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