

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 1603: 2,165 sf
- Suite 1605: 1,585 sf
- Suite 1719: 7,125 sf

2021 EST CAM/TAX

- \$7.41 psf
(\$2.89 psf CAM/Ins. + \$4.52 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

** 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.

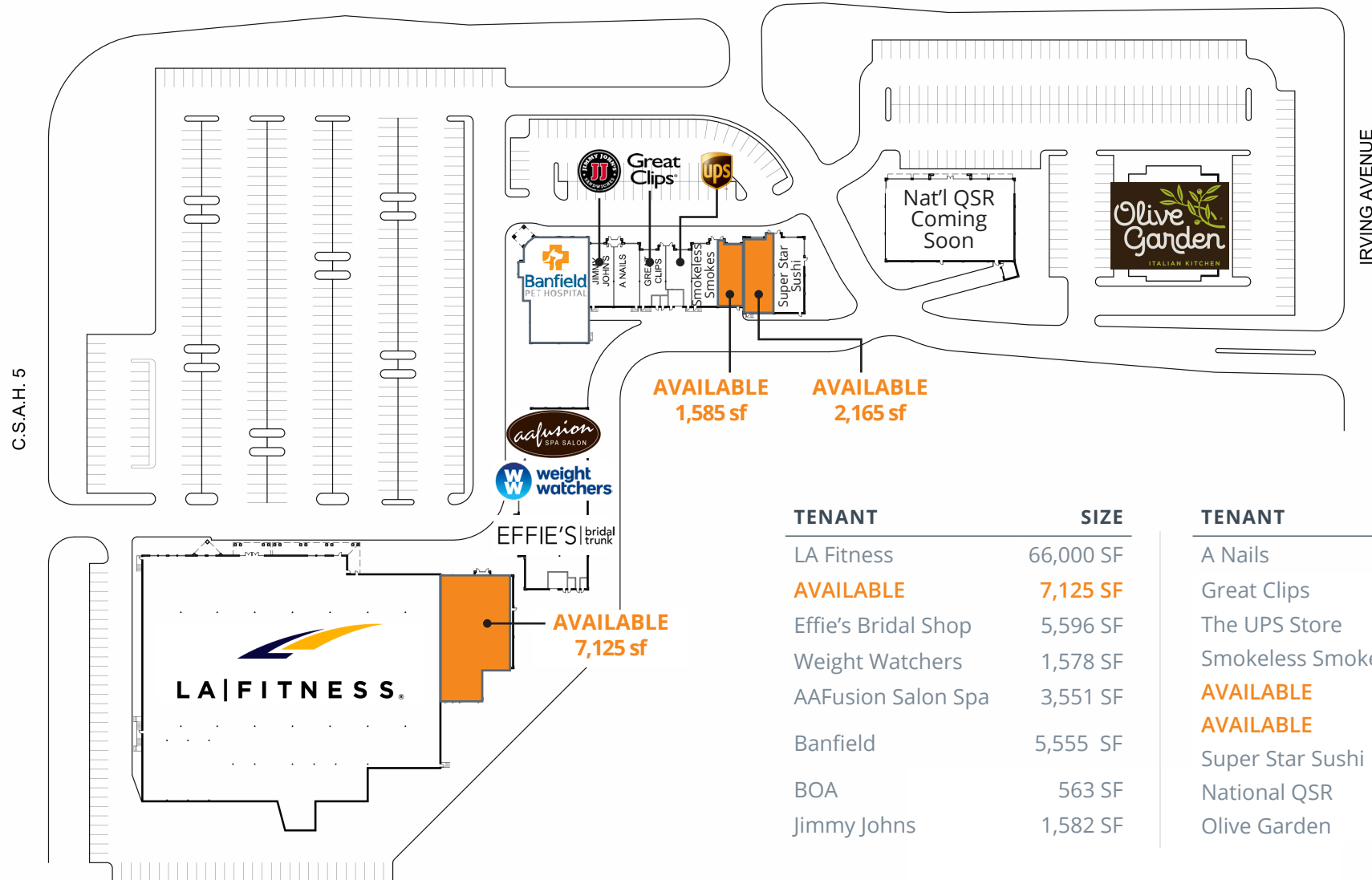
OVERALL SITE PLAN

Aurora Village



Member of:
REALTY RESOURCES

C.S.A.H. 42



TENANT	SIZE	TENANT	SIZE
LA Fitness	66,000 SF	A Nails	1,585 SF
AVAILABLE	7,125 SF	Great Clips	1,229 SF
Effie's Bridal Shop	5,596 SF	The UPS Store	1,282 SF
Weight Watchers	1,578 SF	Smokeless Smokes	1,585 SF
AAFusion Salon Spa	3,551 SF	AVAILABLE	1,585 SF
Banfield	5,555 SF	AVAILABLE	2,165 SF
BOA	563 SF	Super Star Sushi	2,195 SF
Jimmy Johns	1,582 SF	National QSR	9,974 SF
		Olive Garden	9,100 SF