

RETAIL SPACE | FOR LEASE

**16023 Elmhurst Lane**

Lakeville, MN



TRANSWESTERN



**FOR MORE INFO CONTACT:**

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# SITE INFORMATION



## LOCATION

16023 Elmhurst Lane  
Lakeville, MN



## SPACE AVAILABLE

100% Occupied



## ESTIMATED OPEX (2022)

CAM/Ins. \$3.61 psf  
Taxes \$7.39 psf  
Total \$11.00 psf



## TRAFFIC COUNTS

Pilot Knob Road 31,000 vpd  
160th St/Cty Rd 46 21,100 vpd



## DEMOGRAPHICS

|                  | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------|-----------|-----------|-----------|
| Population       | 12,377    | 80,211    | 159,791   |
| Median HH Income | \$129,659 | \$106,722 | \$109,995 |
| Avg HH Income    | \$159,815 | \$130,946 | \$138,741 |



## PROPERTY HIGHLIGHTS

- Newer retail strip located in outlot of HyVee in the rapidly growing market of Pilot Knob & 160th Street
- Monument signage available
- Strong surrounding demographics including high incomes and continued residential growth

## ADJACENT TENANTS



## AREA TENANTS



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# PHOTOS



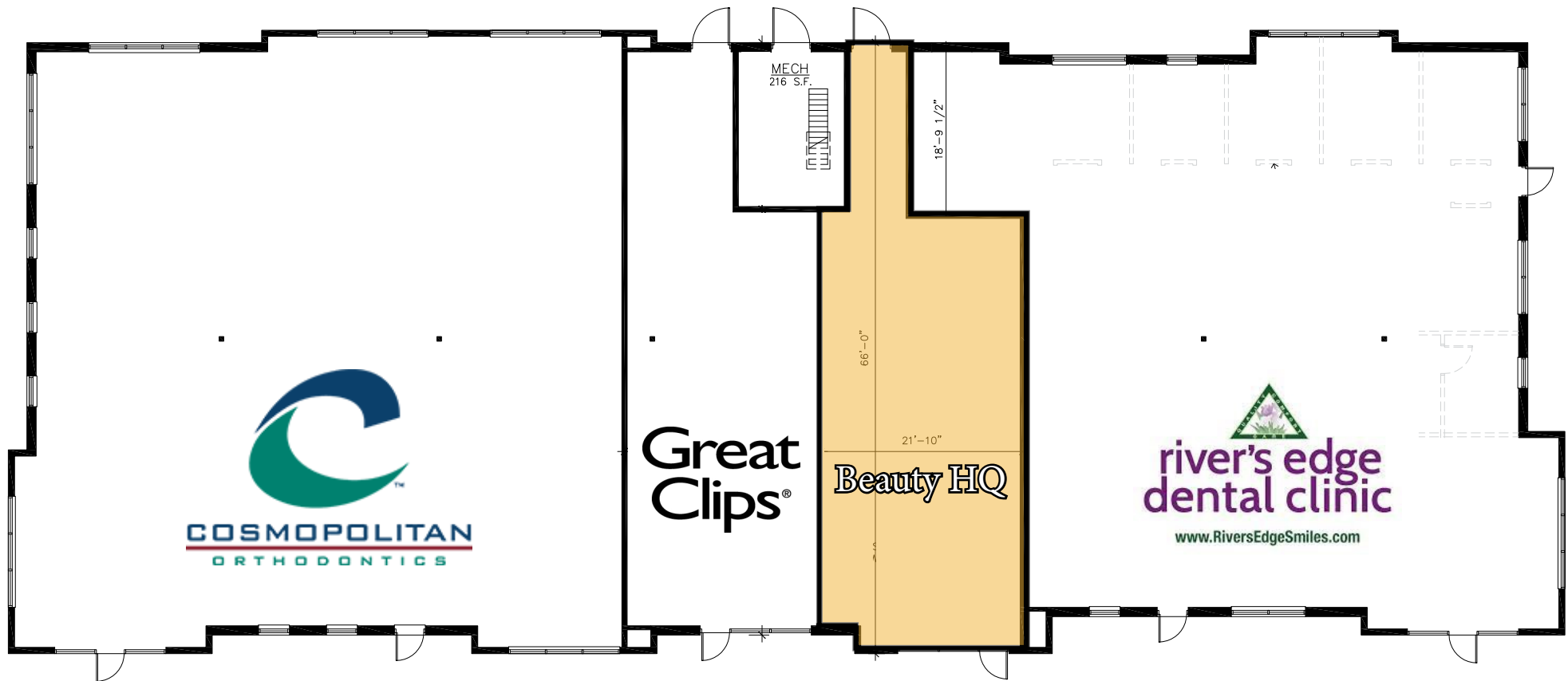
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# BUILDING PLAN



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# AERIAL



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