

# Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL



## Surrounding Area



## Highlights

- 1,236 SF Inline Retail Storefront
- 2,508\* SF Inline Retail Storefront (\*available 2/1/2024 or sooner)
- Highway 13 Frontage
- Dense Retail & Residential Location with High Visibility across from Target Buffalo Wild Wings, Wings Financial Caribou and more.
- High Traffic
- Tenants include Napa Auto Parts, Teresa's Mexican Restaurant, Eileen's Cookies, Kid's Count, LVY Nails, Pizza Hut, and Let's Dish

### Average Daily Traffic Volumes:

- |                                     |
|-------------------------------------|
| ▪ County Road 42: 25,500 VPD (2018) |
| ▪ Hwy 13: 20,100 VPD (2015)         |
| ▪ South Park Drive: 9,300 (2018)    |
| ▪ Combined: 54,900 VPD              |

### Demographics

Miles	1	3	5
Population	8,313	49,101	109,426
Avg Income (\$)	142,757	133,837	119,228
Households	3,099	16,656	40,050

High Visibility

High Traffic

High Demand

For more information, please contact:

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## Year Built / Renovated:

- 2010

## Floors:

- 1

## Total Building Rentable Area:

- 30,000 SF

## Available Space:

- 1,236 Inline Retail SF
  - 2,508\* Inline Retail SF (av. 2/1/2024 or sooner)
- \*Confidential listing – please do not contact tenant

## Net Rate (\*annual escalations):

- Negotiable

## Operating Expenses & Real Estate Taxes:

- \$9.85 per SF, 2023 Estimated
- (Excludes metered utilities, phone, cable, internet, janitorial)

## Terms of Leases:

- 5 Years or More

## Parking:

- 188 Surface Parking Spaces

## Fire / Life / Safety

- Wet Fire System – Monitored 24/7/365
- 24-Hour Security Cameras in Parking Lot

## Building & Roof Construction:

- Pre-cast / Masonry, Brick and Structural Steel Truss
- Built-up Roof

## HVAC:

- Rooftop-Mounted HVAC

## Utility Services:

- Center Point / MN Valley Electric Co-Op / Integra

## Electrical:

- 120/208
- 600-amp service
- 3-phase

## Zoning:

- C-2 General Commercial

## Building Amenities:

- Building & Monument Signage Available
- Professionally Managed
- Energy Efficient Pre-Cast Building

## Area Amenities:

- Excellent Visibility on Hwy 13 -Just One Block South of County Road 42 on the border of Prior Lake & Savage, Minnesota
- Minutes to I-35 and Hwy 169
- Area Businesses Include Napa Auto, Target, Buffalo Wild Wings, Cub Foods, Wendy's, Caribou, Wings Financial, Old National Bank, Sterling Bank, Holiday....



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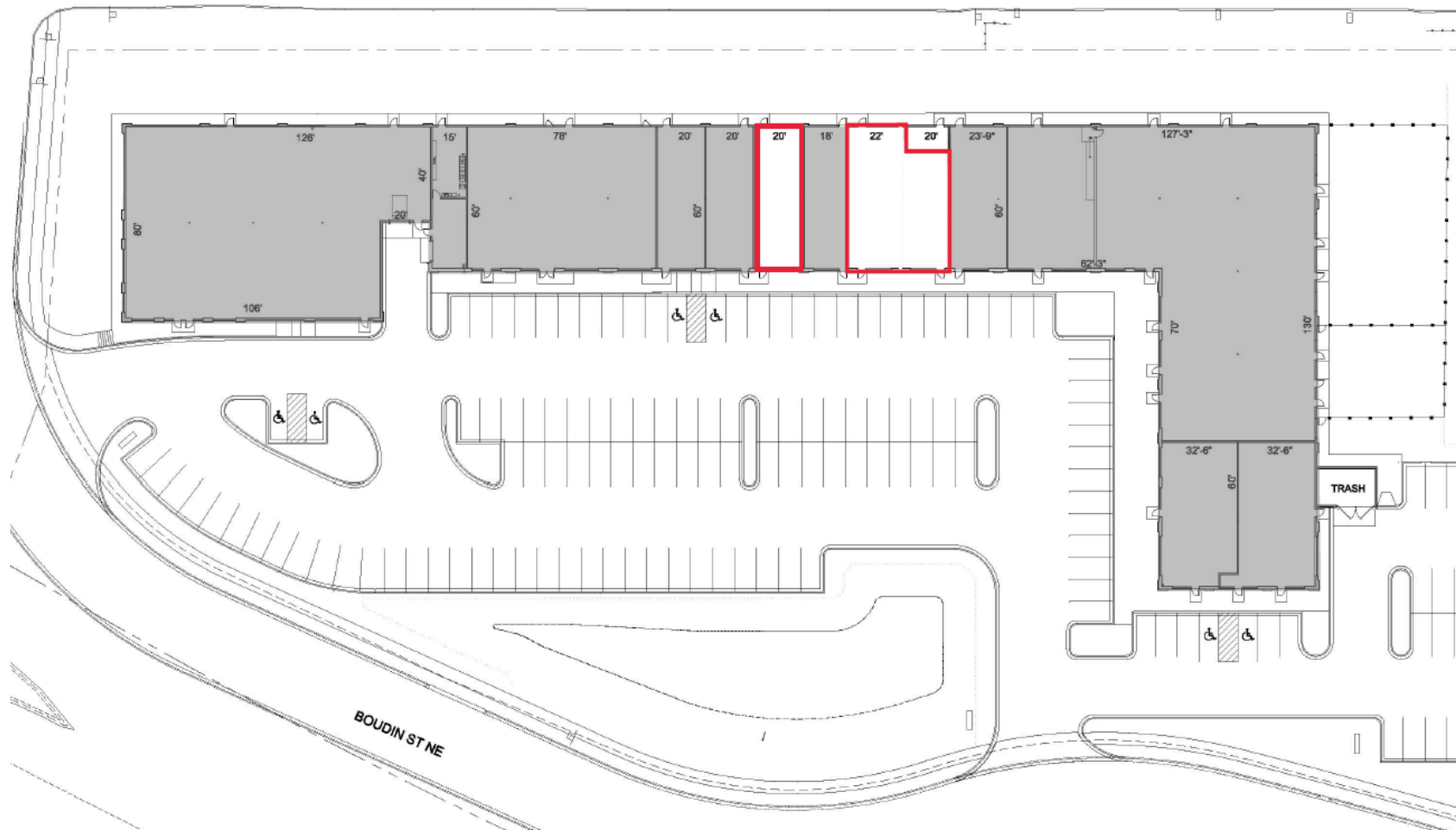
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## Site Plan



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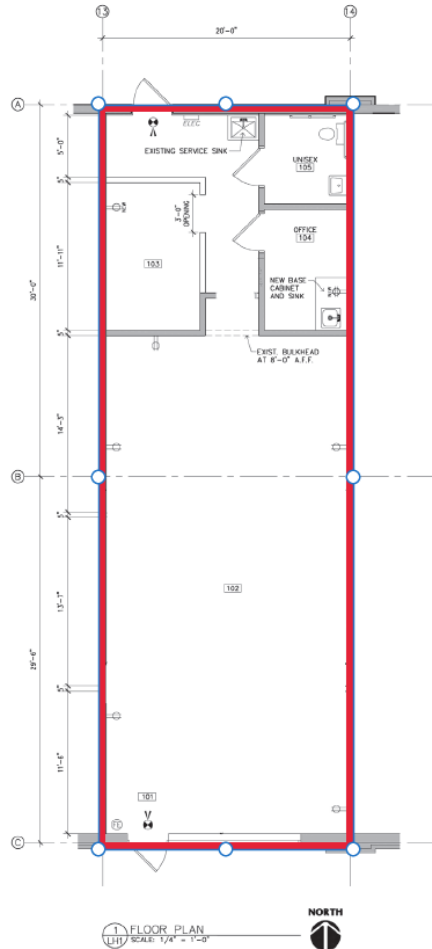
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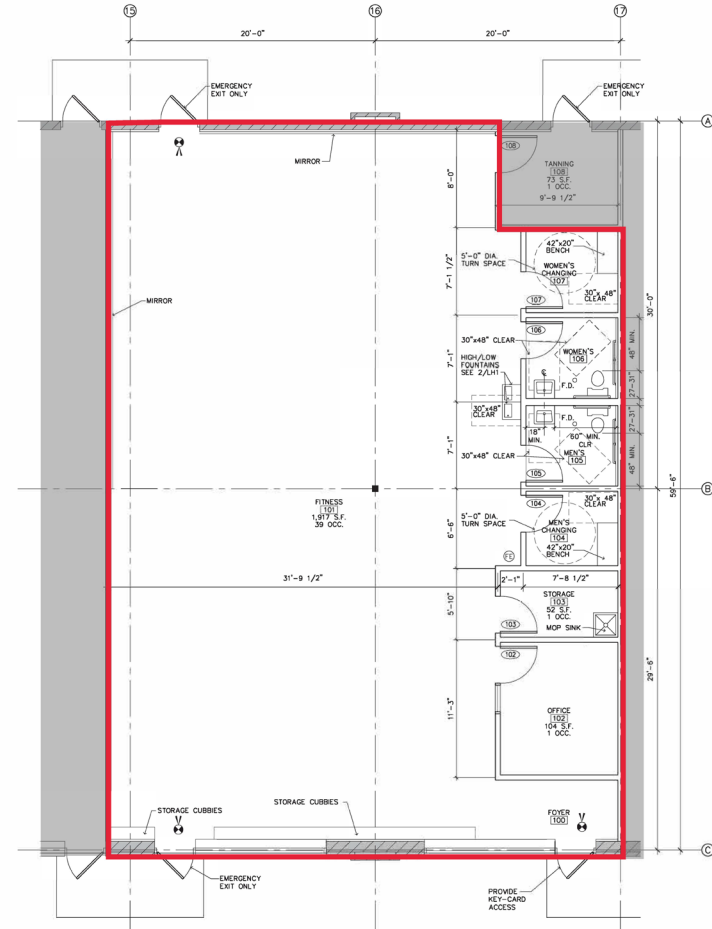
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1,236 SF



2,505 SF



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