

Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL



Surrounding Area



Highlights

- 1,236 SF Inline Retail Storefronts
- Highway 13 Frontage
- Tenants include Napa Auto Parts, Teresa's Mexican Restaurant, Red Wing Shoes, Kid's Count Childcare, Pizza Hut, Eileen's' Cookies, Let's Dish and LVY Nails.
- High Traffic
- Dense Retail & Residential Location with High Visibility across from Target, Buffalo Wild Wings, Wings Financial, Caribou and much more!

Average Daily Traffic Volumes:

- County Road 42: 23,641 VPD (2023)
- Hwy 13: 24,372 VPD (2023)
- South Park Drive: 10,250 (2022)
- Combined: 58,263 VPD

Demographics

Miles	1	3	5
Population	23,200	88,100	186,100
Avg. HH Income	\$128,200	\$124,500	\$115,400
HH's 55372*	12,293	Estimate	Total
HH's 55378*	11,694	Estimate	Total

*US Census Bureau Statistics ZCTA5 55372 and ZCTA5 55378

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
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Broker is related to building owner.

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Associate Broker

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Agent is related to building owner.

Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com
2999 W. County Rd. 42, Suite 206, Burnsville, MN 55306



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All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built / Renovated:

- 2010

Floors:

- 1

Total Building Rentable Area:

- 30,000 SF

Available Space:

- 1,236 Inline Retail SF

Net Rate (*annual escalations):

- Negotiable

Operating Expenses & Real Estate Taxes:

- \$10.69 per SF, 2025 Estimated
- Excludes Metered Utilities, Phone, Cable, Internet, Janitorial

Terms of Leases:

- 5 Years Minimum

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/from Hwy 169 and I-35 Split
- Area Businesses Include Napa Auto, Target, Buffalo Wild Wings, Cub Foods, Wendy's, Caribou, Wings Financial, Old National Bank, Sterling Bank, Holiday Station Stores and much more.



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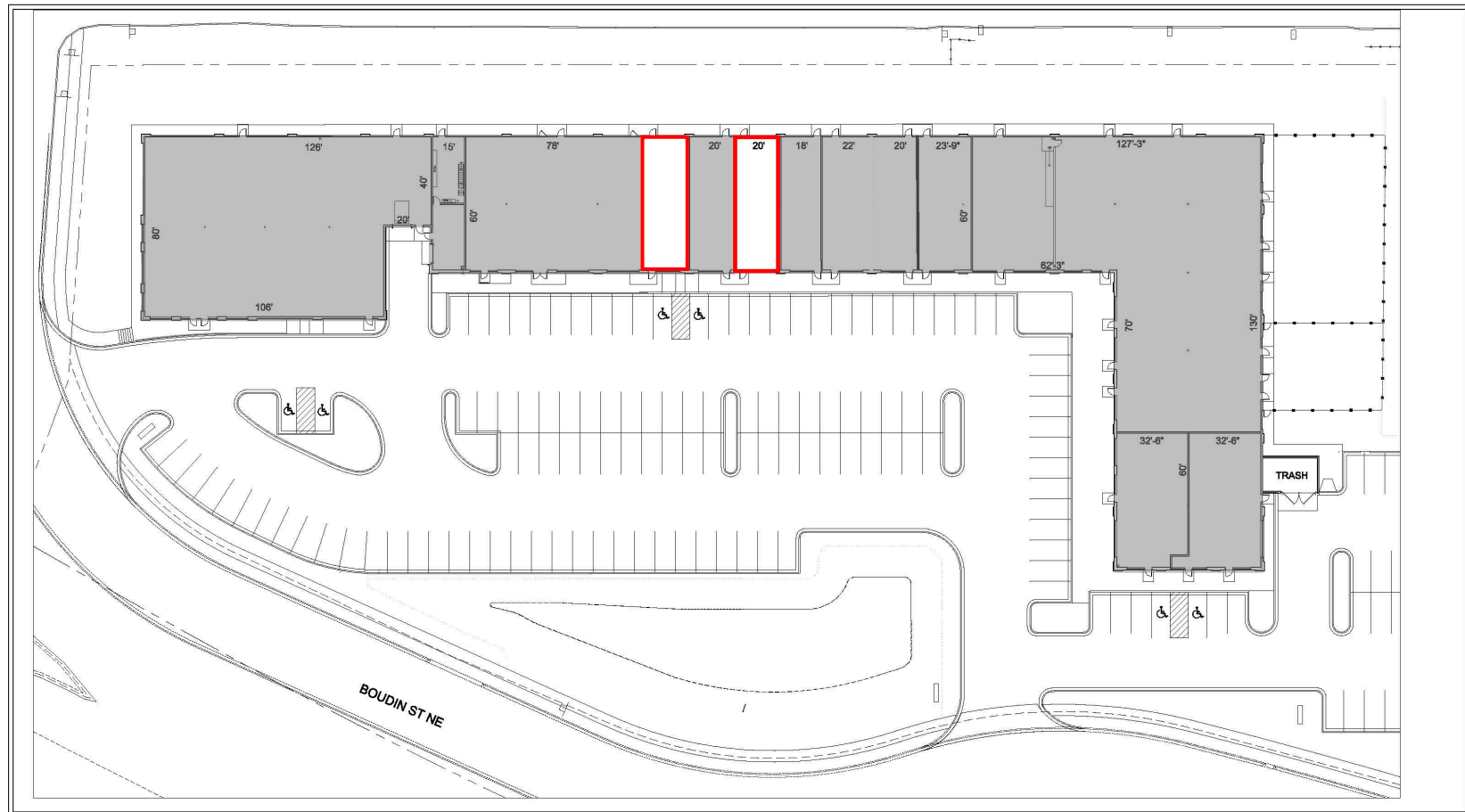
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Site Plan



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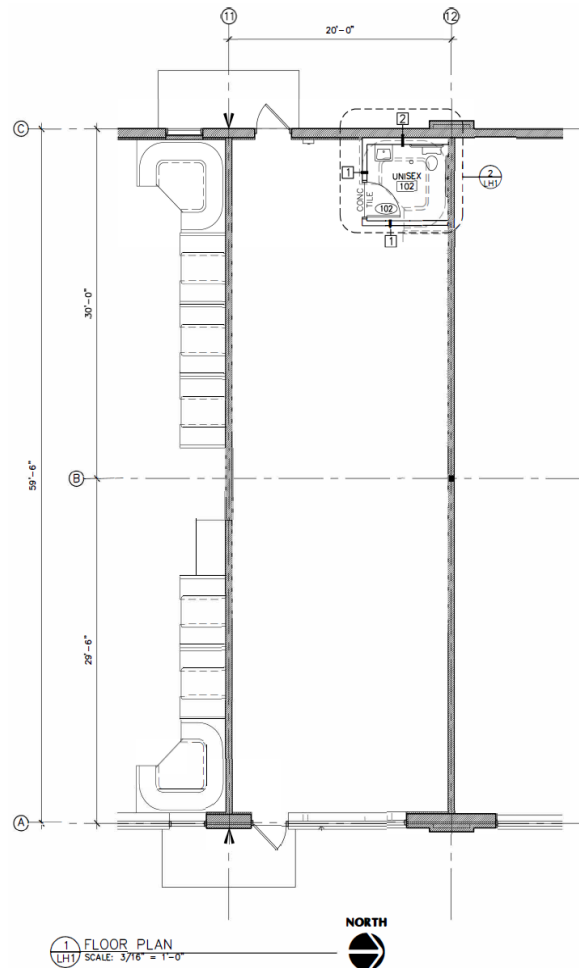
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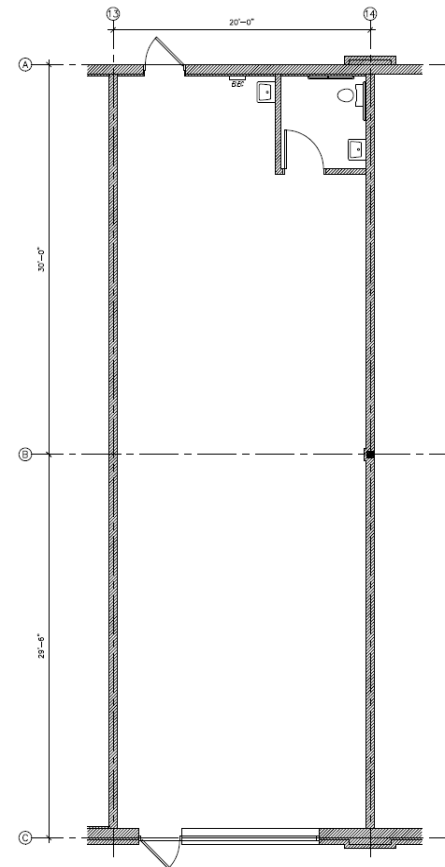
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Storefront 150



Storefront 170



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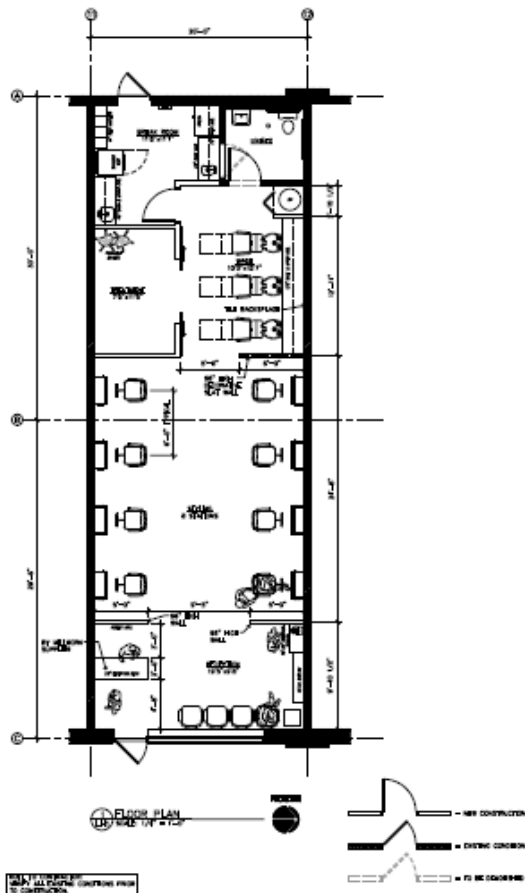
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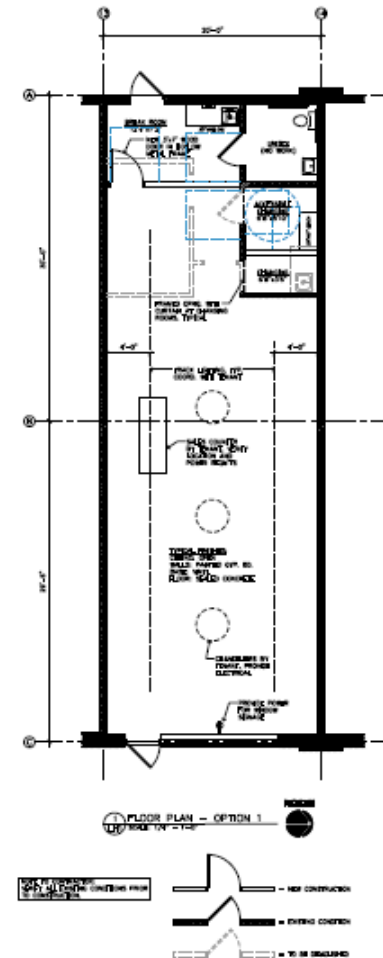
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Sample Salon Concept



Sample Boutique Concept



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