

# Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL



## Surrounding Area



## Highlights

- 1,236 SF Inline Retail Storefront
- 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 LUY 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: 25,017 VPD (2024)
- Hwy 13: 26,448 VPD (2024)
- South Park Drive: 10,250 (2024)
- Combined: 61,715 VPD (2024)

### Demographics

| Miles         | 1         | 3         | 5         |
|---------------|-----------|-----------|-----------|
| Population    | 23,200    | 88,100    | 186,100   |
| Median Income | \$128,200 | \$124,500 | \$115,400 |
| Employees     | 17,800    | 69,000    | 148,000   |

Crexi.com

**High Visibility**

**High Traffic**

**High Demand**

For more information, please contact:

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Broker is related to building owner.

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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## Year Built / Renovated:

- 2010

## Floors:

- 1

## Total Building Rentable Area:

- 29,865 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
- Partial Fully Adhered and Partial Ballasted Membrane

## 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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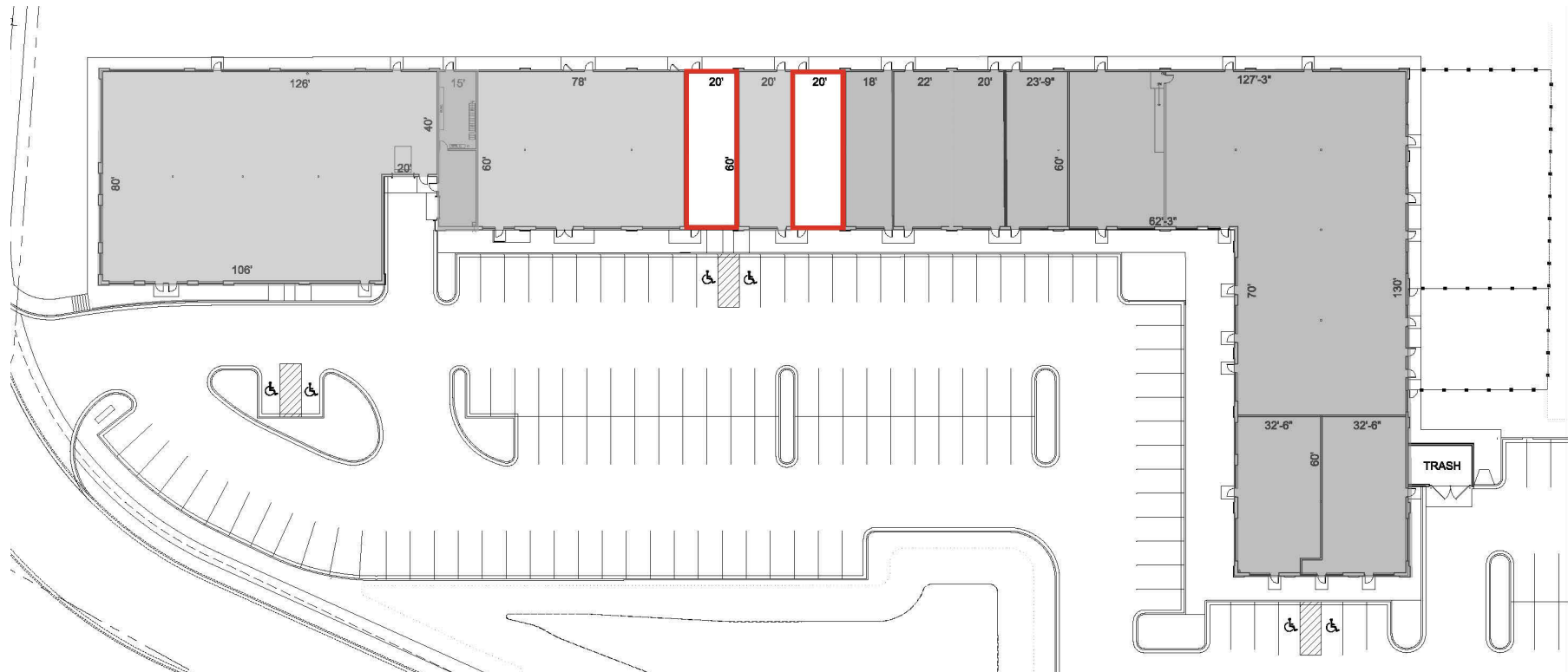
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## Site Plan



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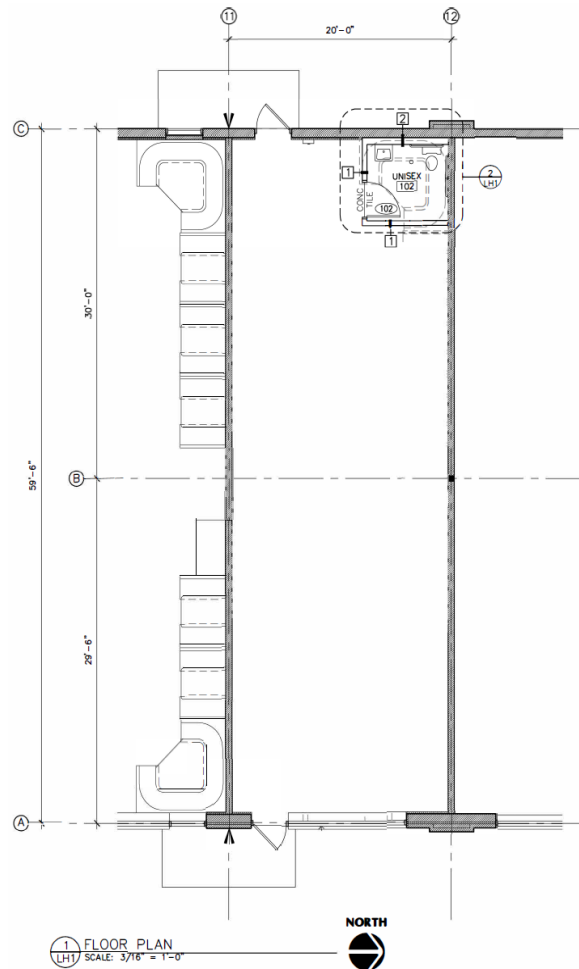
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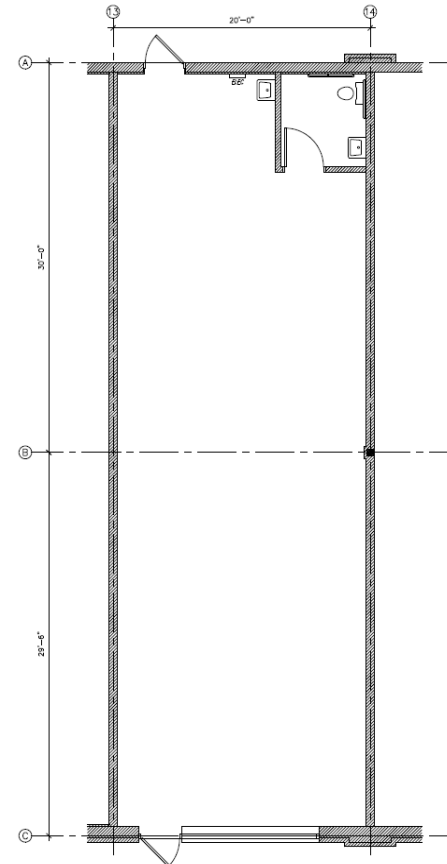
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## Storefront 150



## Storefront 170



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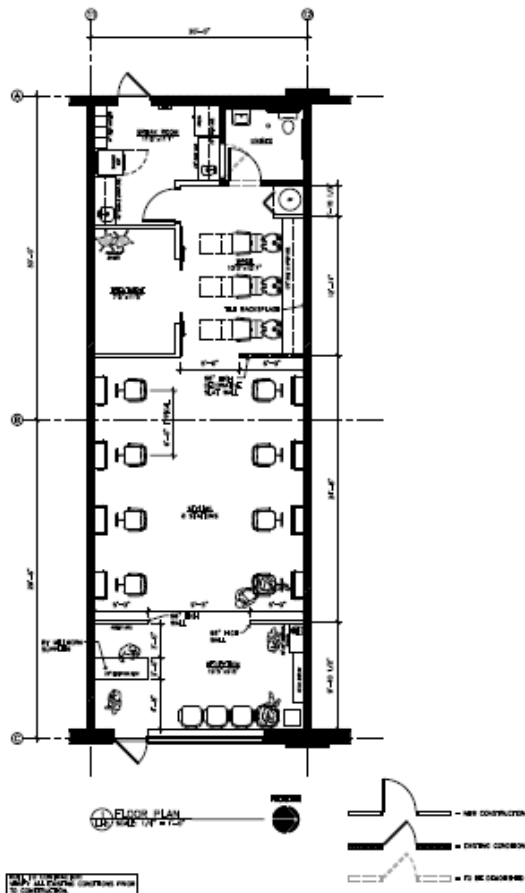
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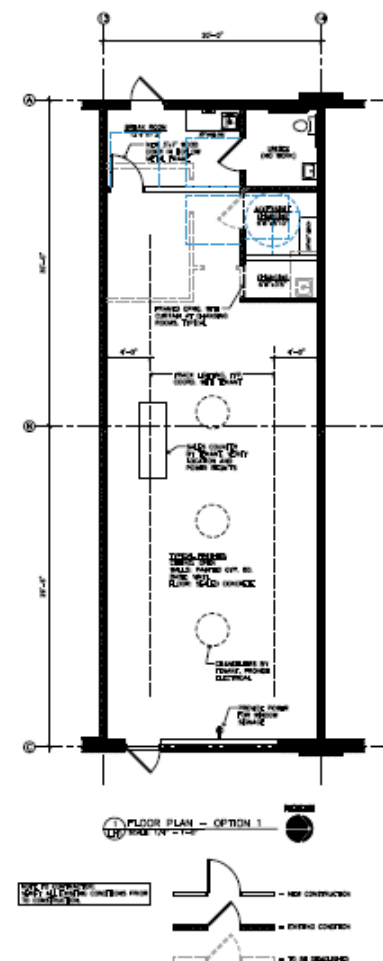
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## Sample Salon Concept



## Sample Boutique Concept



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