

# Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL

## JUST 1 STOREFRONT REMAINS!



## 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 LVY Nails, Collective Grace and one new tenant to be announced soon!
- 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:

**EFH Realty Advisors, Inc.**  
952-890-6450

**Susan Whalen**  
susan.whelen@efhco.com  
President & Primary Broker

Broker is related to building owner.

**Madison Whalen**  
madison.whelen@efhco.com  
Licensed Agent

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

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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.

# Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL

## Year Built / Renovated:

- 2010

## Floors:

- 1

## Total Building Rentable Area:

- 29,865 SF

## Available Space:

- 1,236 Inline Retail RSF (Includes a 3% Common Area Factor)

## 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 Building 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.



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

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

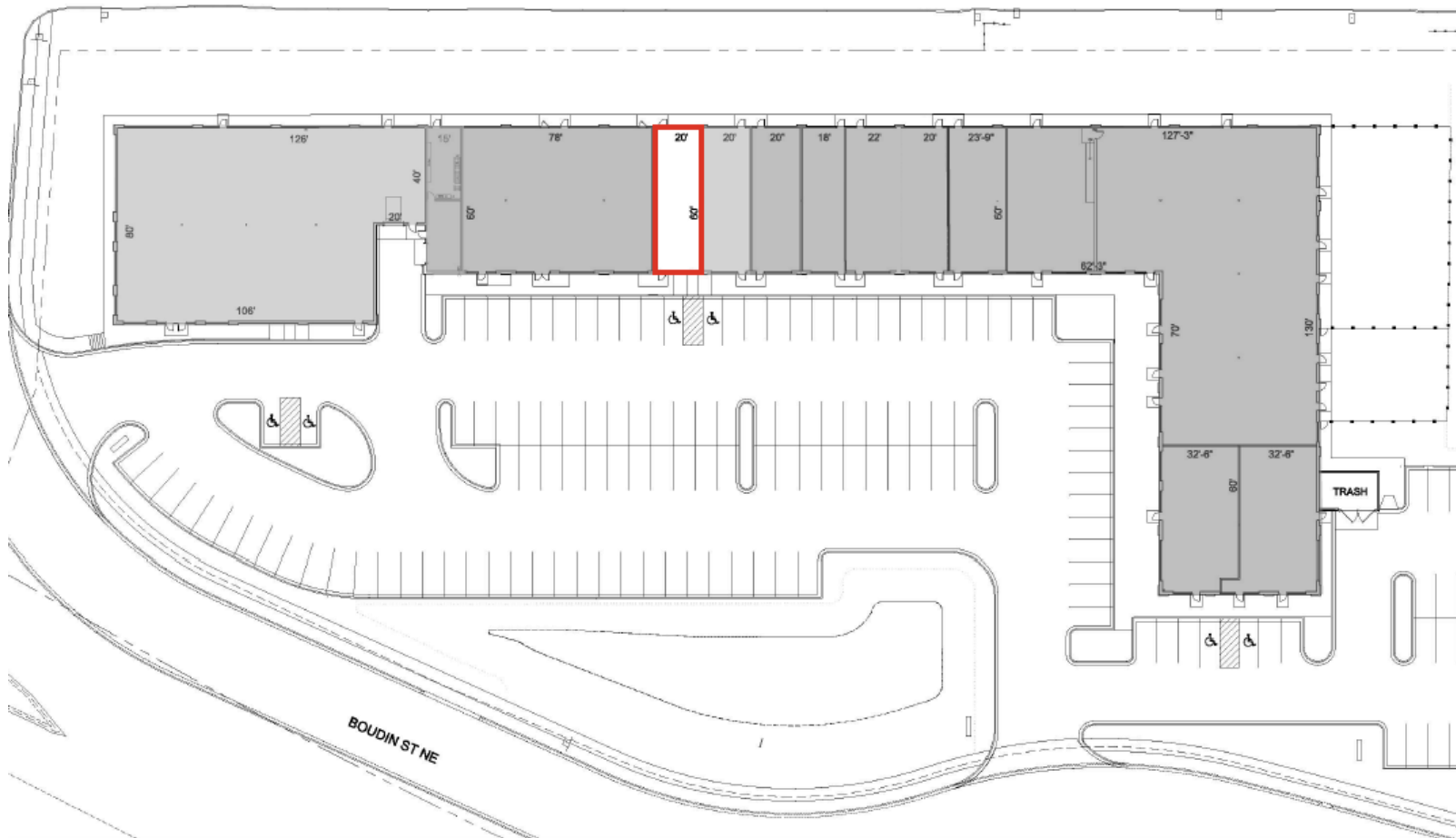
All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

# Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL

## Site Plan



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

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

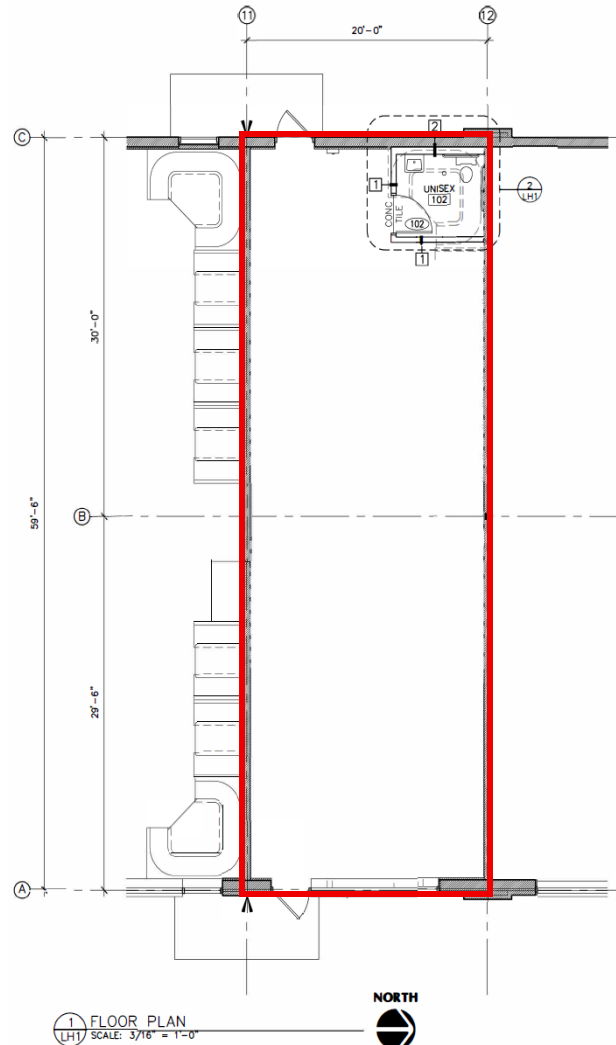
All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

# Shoppes of Boudin Crossings

6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL

## Storefront 150



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

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

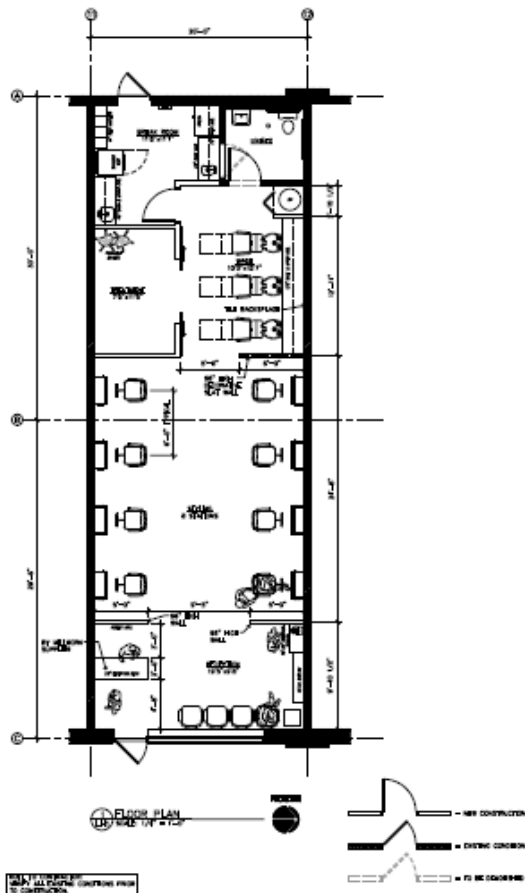
All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

# Shoppes of Boudin Crossings

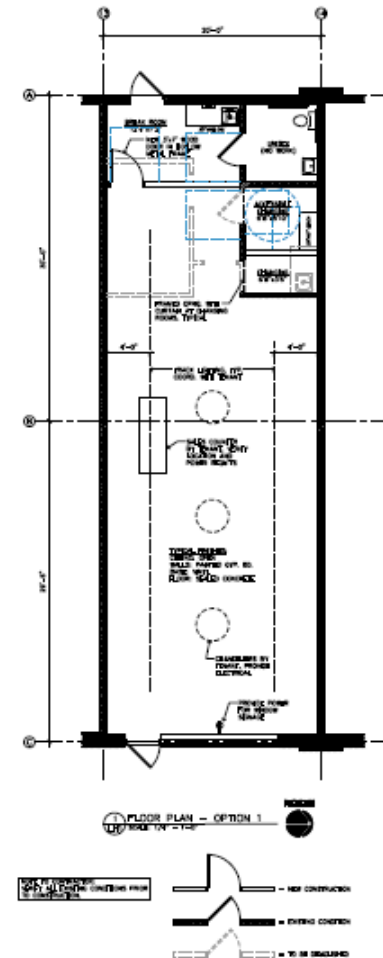
6880 Boudin Street NE | Prior Lake, MN

FOR LEASE | RETAIL

## Sample Salon Concept



## Sample Boutique Concept



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

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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.