

Junior Box | Shakopee, MN

4120 DEAN LAKES BLVD



Retail Space for Lease



NET LEASE

612.413.4200 • brisky.com

Property Information

SECTION 1



Property Highlights

Sale Price: Negotiable

Lease Rate: \$12-\$15 PSF NNN

Est. CAM: \$6.54 PSF

Available SF: 17,040 SF

Lot Size: 1.89 Acres

Building Size: 17,040 SF

Property Highlights

Prime Retail Location -

Strategically positioned just off Highway 169 in a major retail corridor, this property enjoys exceptional visibility and exposure. Shadow-anchored by Lowe's and surrounded by strong national retailers, it benefits from strong traffic counts of more than 23,000 vehicles per day on Mystic Lake Drive.

Rare Junior Box Opportunity -

This 17,000+ SF junior box is a rare market offering with solid co-tenants, excellent visibility, and easy access. Built in 2012, the building sits on nearly two acres and provides ample parking, prominent signage, and a rear loading dock—ideal for a wide range of retail or service users.

Thriving Twin Cities Suburb -

Located just 25 miles southwest of downtown Minneapolis, Shakopee is a fast-growing Twin Cities suburb with a dynamic blend of residential, retail, and entertainment destinations. The community is home to Valleyfair, the Upper Midwest's largest amusement park, and Canterbury Park, featuring live horse racing and a casino. Adding to the area's momentum, a brand-new, state-of-the-art amphitheater is set to open in summer 2026.

Strong Demographics -

Recognized by Money Magazine as one of the "Top 50 Best Places to Live" in the U.S., Shakopee continues to see robust population growth, with double-digit increases recorded across multiple censuses. Within a five-mile radius, the population exceeds 100,000 with an average household income above \$140,000, providing excellent retail spending power.

Diverse and Expanding Economy -

Shakopee boasts a balanced economy anchored by major employers in manufacturing, logistics, healthcare, retail, and construction. Amazon leads as the city's largest employer, operating an 850,000 SF fulfillment center with more than 2,500 employees. Supported by a very low unemployment rate and a cost of living well below national averages, the local economy provides a stable foundation for long-term investment.

Complete Highlights



Location Information

| | |
|---------------------|-----------------------------------|
| Building Name | Junior Box Shakopee, MN |
| Street Address | 4120 Dean Lakes Blvd |
| City, State, Zip | Shakopee, MN 55379 |
| County | Scott |
| Market | Minneapolis / St. Paul |
| Sub-market | Eden Prairie |
| Signal Intersection | Yes |
| Market Type | Large |
| Nearest Highway | Hwy 169 |
| Nearest Airport | Minneapolis-St Paul International |

Building Information

| | |
|------------------|---|
| Occupancy % | 0.0% |
| Tenancy | Single |
| Number of Floors | 1 |
| Year Built | 2012 |
| Framing | Masonry bearing walls and steel columns supporting open web joists. |
| Roof | Flat roof with an ethylene propylene diene monomer (EPDM) system. |
| Free Standing | No |
| Walls | Painted and Papered Gypsumboard |
| Ceilings | Suspended System with Inlaid Acoustical Ceiling Tiles |
| Floor Coverings | Resilient Floor Tile |

Property Dimensions



slumberland
FURNITURE

DOLLAR TREE

Lowe's

80'
213'
17,040 SF

Imagery ©2025 Airbus,
Maxar Technologies

Google

Location Information

SECTION 2

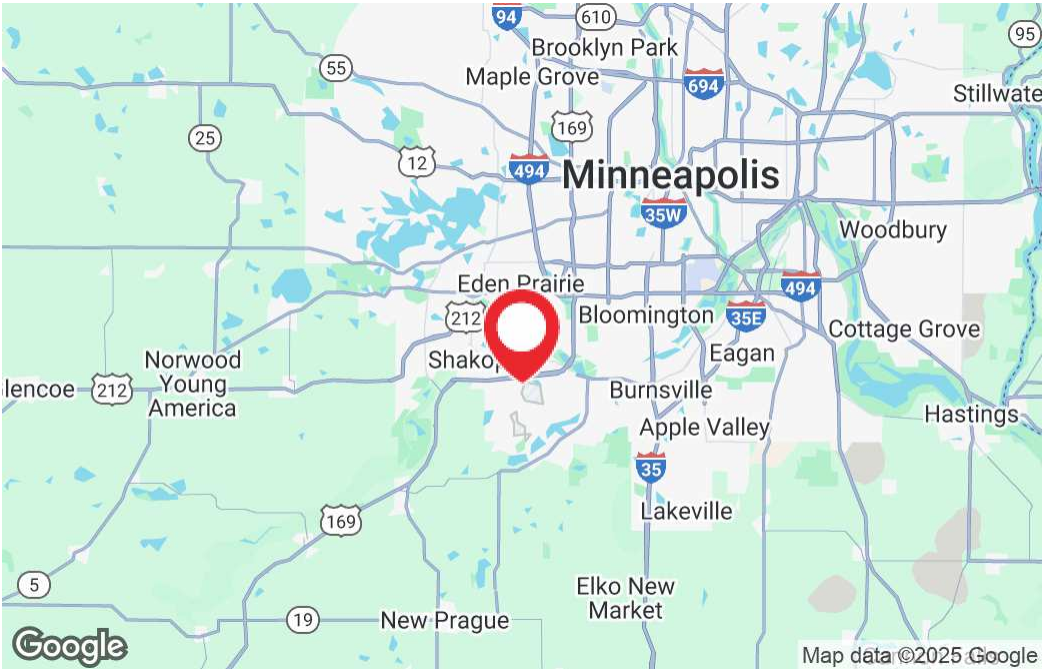


Location Overview

About Shakopee, MN

Shakopee is a growing city located along the Minnesota River in Scott County, just 25 miles southwest of downtown Minneapolis. Known for its balance of suburban comfort and access to the Twin Cities metro area, Shakopee offers both residents and businesses a strong sense of community with excellent schools, quality healthcare, and a robust local economy. Its location along U.S. Highway 169 makes it a regional hub with convenient transportation access for commuters, visitors, and businesses alike.

The city is home to a diverse mix of employers, including Seagate Technology, Shutterfly, and Amazon. It is also home to popular attractions such as Valleyfair Amusement Park and Canterbury Park Racetrack. The community offers abundant parks, trails, and recreational facilities, making it an attractive place for families and outdoor enthusiasts. With a strong blend of economic opportunity, community amenities, and connectivity, Shakopee is an appealing market in the southwest Twin Cities.



Demographics

| | 3 Mile | 5 Mile | 10 Mile |
|--------------------------|-----------|-----------|-----------|
| Population | 39,260 | 105,525 | 406,131 |
| 5 Yr Population Forecast | 41,944 | 110,294 | 416,948 |
| Households | 13,485 | 37,389 | 158,301 |
| Median Home Value | \$335,414 | \$385,980 | \$379,596 |
| Average Household Income | \$100,690 | \$143,395 | \$128,800 |
| Median Age | 36.0 | 39.3 | 40.6 |

Aerial Map



Retailer Map



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Additional Photos



Additional Photos



Caterbury Park



Caterbury Park Racetrack



Mystic Lake Amphitheater



Mystic Lake Amphitheater

Contact



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