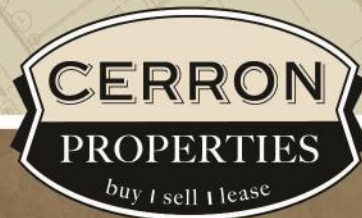


RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044

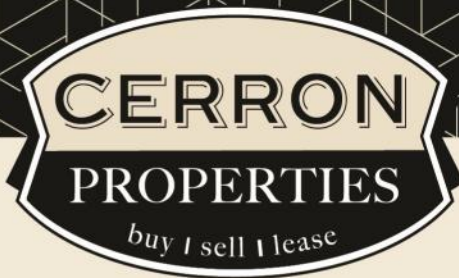


FOR LEASE | RETAIL SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





RETAIL LEASE SPACE NEAR I-35

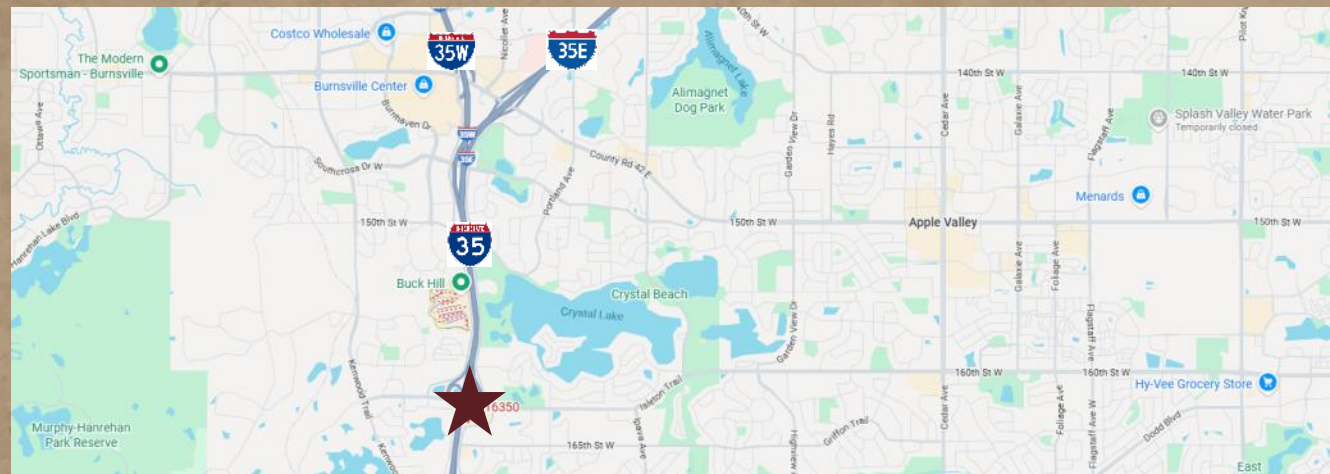
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Lakeville, MN 55044
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■ PROPERTY HIGHLIGHTS

- Available: approx. 5,100 SF (space is dividable)
- Open space
- Zoned C-3 (General Commercial District)
- 45 existing parking stalls
- Excellent visibility and access from I-35
- Tenant improvement package negotiable
- Low commercial space available in Lakeville
- **Lease Rate for 5,100 SF:**
Base \$18/SF (\$7,650/month)
+ CAM \$8/SF (\$3,400/month) = \$11,050 per month total rent



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For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com



RETAIL LEASE SPACE NEAR I-35

16350 KENRICK LOOP LAKEVILLE, MN 55044

SUMMARY



■ TRAFFIC COUNTS:

- 78,917 vpd on I-35 @ 162nd Street W
- 32,094 vpd on 162nd Street W @ Kenrick Ave
- 7,889 vpd on Kenrick Ave @ Kenrick Loop

Source: MNDOT 2024

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	8,090	60,092	175,667
Median HH Income	\$118,369	\$108,518	\$105,078
Avg. HH Income	\$145,196	\$139,603	\$133,331

Source: ESRI 2025

~Lakeville Population Growth = 11% since 2020

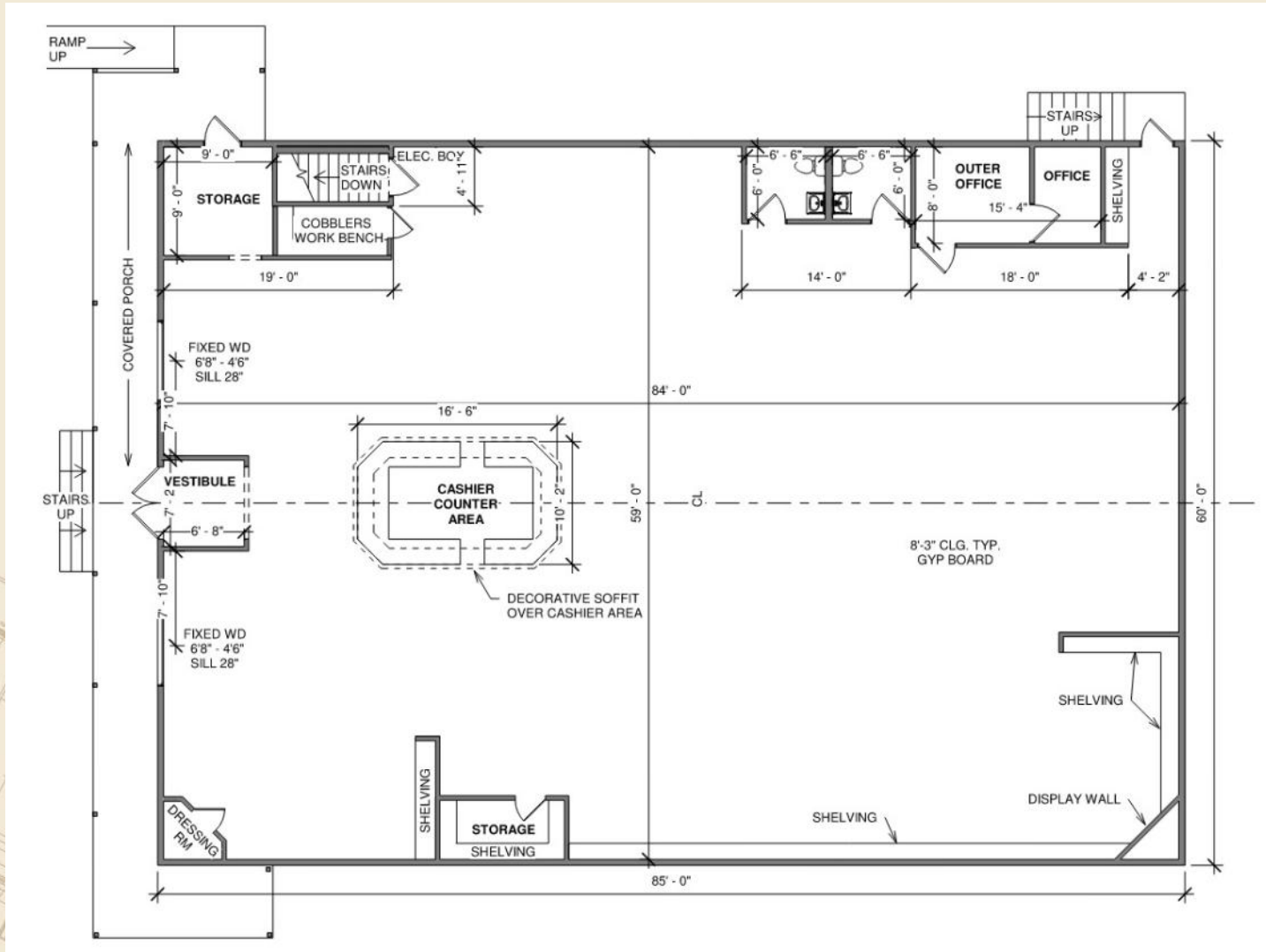
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FLOOR PLAN

RETAIL LEASE SPACE NEAR I-35 16350 KENRICK LOOP LAKEVILLE, MN 55044



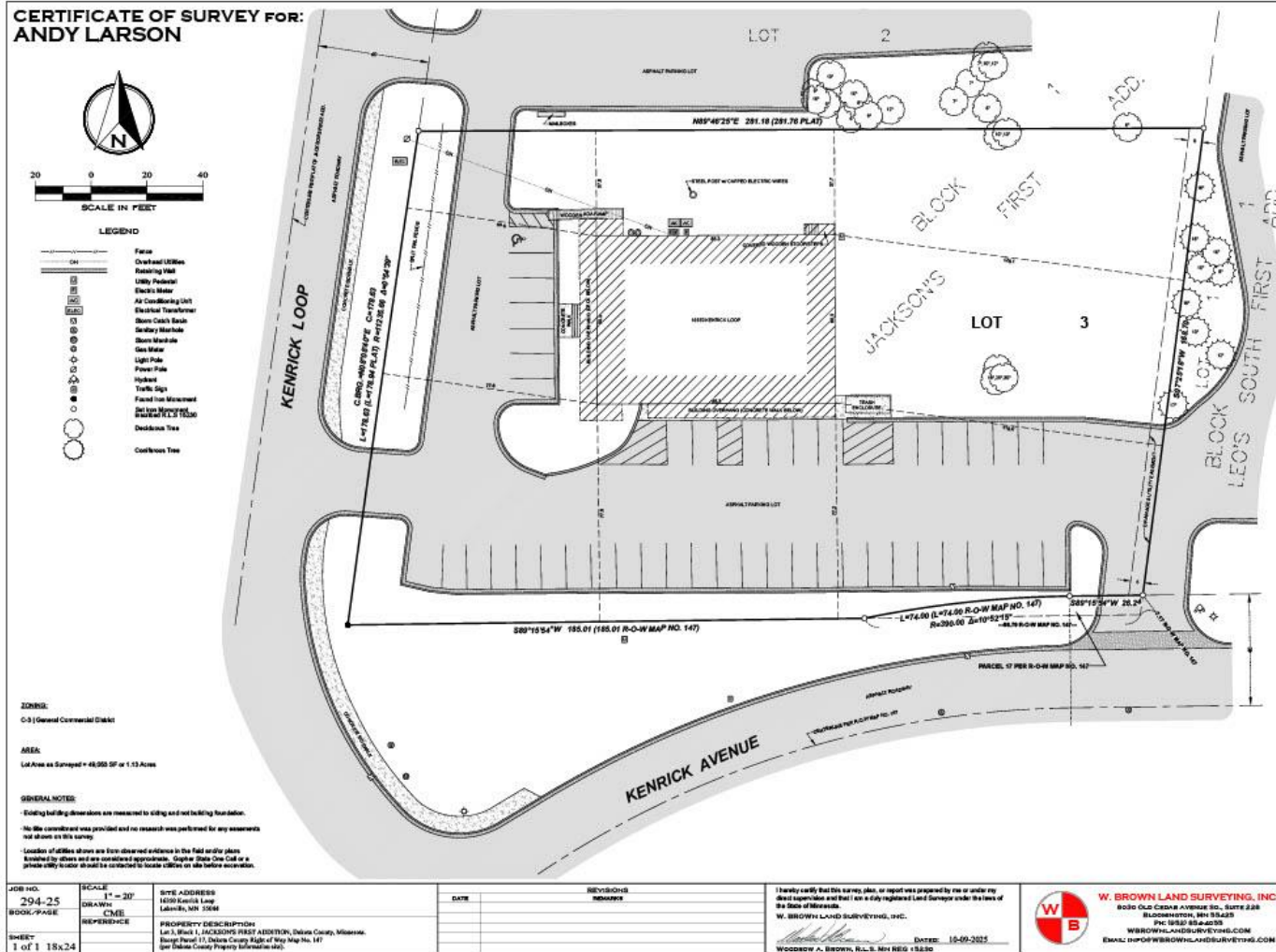
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SURVEY

RETAIL LEASE SPACE NEAR I-35 16350 KENRICK LOOP LAKEVILLE, MN 55044



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PHOTOS

RETAIL LEASE SPACE NEAR I-35 16350 KENRICK LOOP LAKEVILLE, MN 55044



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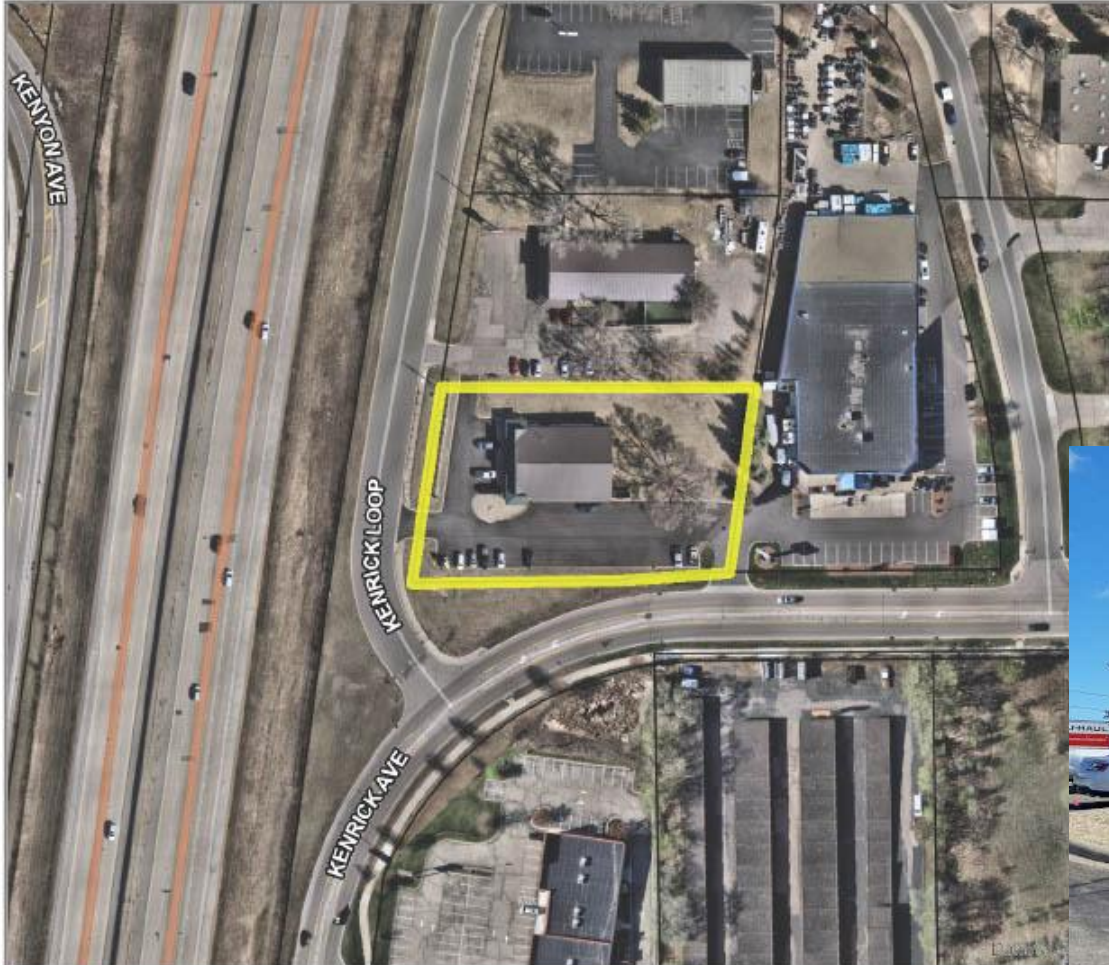


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RETAIL LEASE SPACE NEAR I-35

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AERIAL / SITE



Dakota County PID 22-37900-01-030

10,200 SF Building

5,100 SF Available for Lease

1.13 Acre Lot



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RETAIL LEASE SPACE NEAR I-35

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AREA MAP



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