

Furniture
MART

MATTRESS

BURNSVILLE

Crossing

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\$9,300,000
Offering Price

9.5%
Cap Rate

12.98%
Year 1 Cash-on-Cash

\$102
Price PSF

\$884,532
Year 1 NOI

THE OFFERING

Burnsville Crossing (the “Property”) is a multi-tenant retail center anchored by Furniture Mart and located on County Road 42 near the convergence of interstates I-35E & I-35W within the established Burnsville regional retail trade area.

Address	14270 Plymouth Avenue Burnsville, MN 55337
Primary Tenants:	Furniture Mart, Big Air, Cosmo Prof, TC Running Company
Square Feet	90,915 SF
Land Size	9.60 Acres
Occupancy	100%
Year Built	1988
Traffic Counts	54,438 VPD on Interstate 35E 24,798 VPD on County Road 42

INVESTMENT HIGHLIGHTS

STABLE AND RESILIENT FUNDAMENTALS

The rent roll provides stability and growth with **4.5% CAGR and weighted average lease term of 4.9 years**. Additionally, only 1% of the GLA expires within the first year of the hold period.

WELL ESTABLISHED ANCHOR TENANT

Furniture Mart is a long-established, Midwest-based furniture retailer operating **50+ retail locations across six states** with centralized distribution and serving as one of the **top 50 furniture retailers in the U.S.** Additionally, the lease has a corporate guaranty from Furniture Mart, USA, Inc.

BELOW MARKET ANCHOR LEASE

Furniture Mart makes up 48% of the GLA and is paying below market rent of \$11.10 per square foot gross (\$5.74 psf net). An investor has the opportunity to capitalize on this and increase rent to market once the final option expires in 2033.

PRICED BELOW REPLACEMENT

Burnsville Crossings is being offered at the **low price per square foot of \$102**, representing a meaningful discount to current replacement cost, providing downside protection and positioning the asset favorably for long-term value preservation.

DYNAMIC REGIONAL TRADE AREA

The Property is located along County Road 42, the main thoroughfare for Burnsville’s primary retail trade area, which consists of approximately 1.6M square feet of retail with low average vacancy of just 3%. Most major retailers are represented in the trade area including Target, Costco, Home Depot, Hobby Lobby, Cub Foods, PetsMart, Crunch Fitness (opening 2026) and many more.





32.7K
Households



83,554
Population



39.0 ↓
Median Age
1.5% lower than the U.S.



\$93.4K ↑
Median HH Income
14.4% higher than US



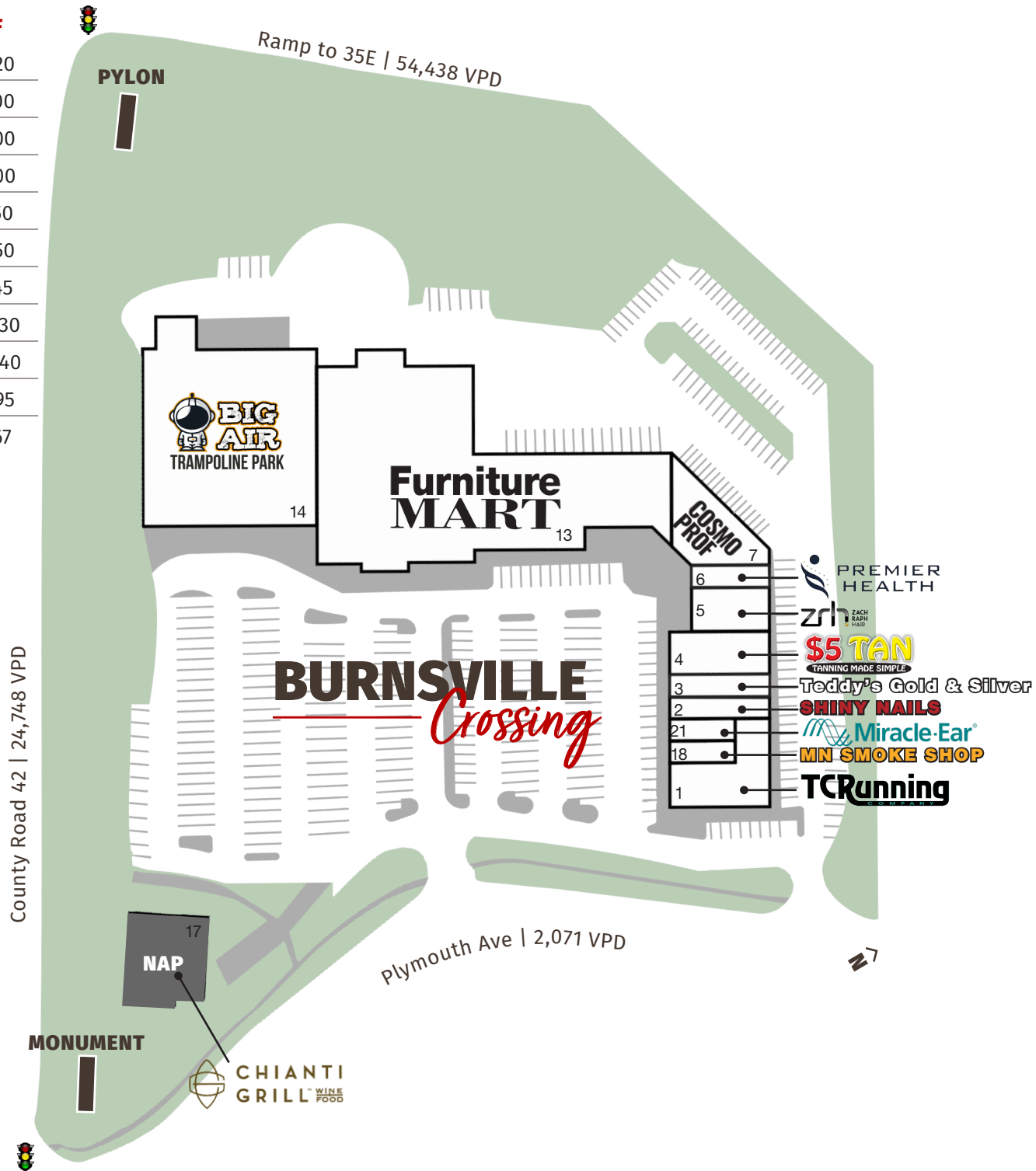
\$398.4K ↑
Median Home Value
7.5% higher than US



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Property Site Plan

SUITE	TENANT	SF
1	TC Running	5,320
2	Shiny Nails	1,200
3	Teddy's Gold & Silver	1,800
4	\$5 Tan	3,600
5	Zach Raph Hair Salon	3,150
6	Premier Health Chiropractors	1,050
7	Cosmo Prof	3,145
13	Furniture Mart	43,230
14	Big Air Trampoline Park	26,040
17	Chianti Grill (NAP)	6,295
18	Smoke Shop	1,167



For further information contact owner's exclusive representatives.



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