

RETAIL FOR LEASE

McANDREWS CENTER

14001- 14033 Grand Ave • Burnsville, MN 55337

LAST SPACE
AVAILABLE!



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HIGHLY VISIBLE RETAIL SPACE along the I-35W corridor in Burnsville.

- Last available space - 1,289 SF (available 8/1/2026)
- Shadow anchored by Home Depot
- Prominent signage
- Established center with local and national tenants
- Current tenants include: Avis Budget Rent Car Rental, Johnson Wellness & Fitness, Salon Centric, Ecofun Motorsports

NEGOTIABLE LEASE RATES

2026 TAX/CAM

CAM	\$5.37/SF
Tax	<u>\$ 3.96/SF</u>
Total	\$9.33/SF

- New ownership
- Professionally managed
- Strong trade area with major retailers in close proximity
- Tenant improvement allowance available



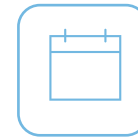
PROPERTY SIZE

32,948 SF



SITE

3.06 Acres



YEAR BUILT

1987



POPULATION- 3 MI

71,795



TRAFFIC COUNTS

I 35W 47,000+ VPD



SIGNAGE

Pylon & Building

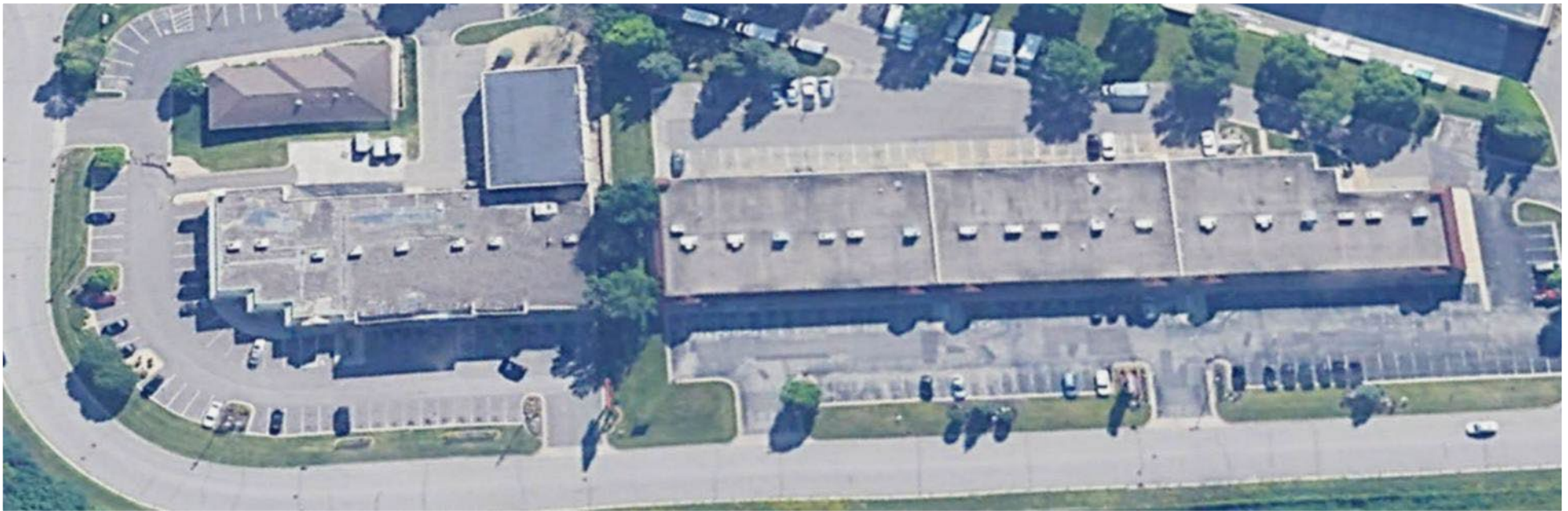
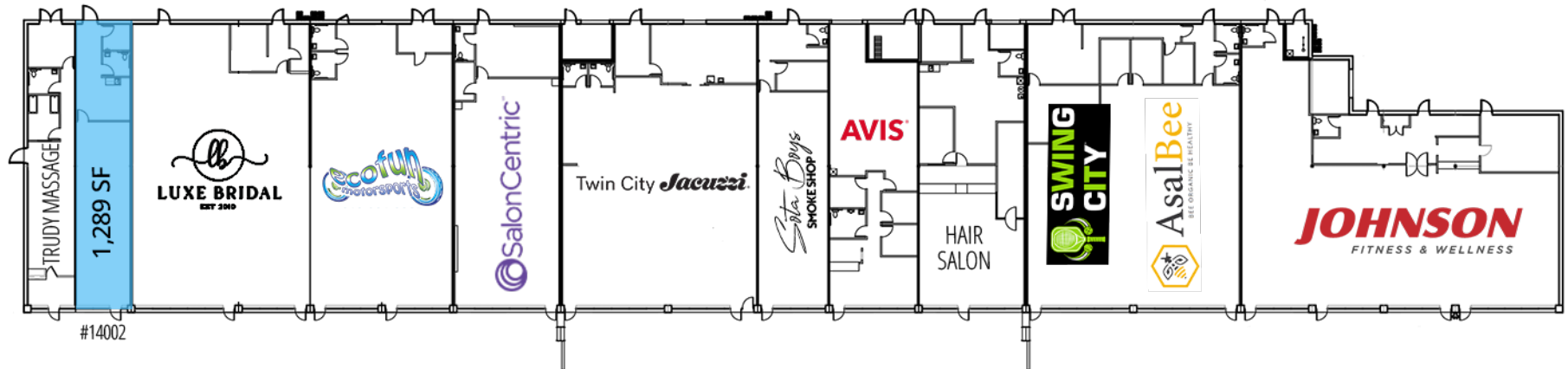


AVG HH INCOME – 3 MI

\$80,026

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READY FOR OCCUPANCY! Wide open space with small office and restroom in the rear.



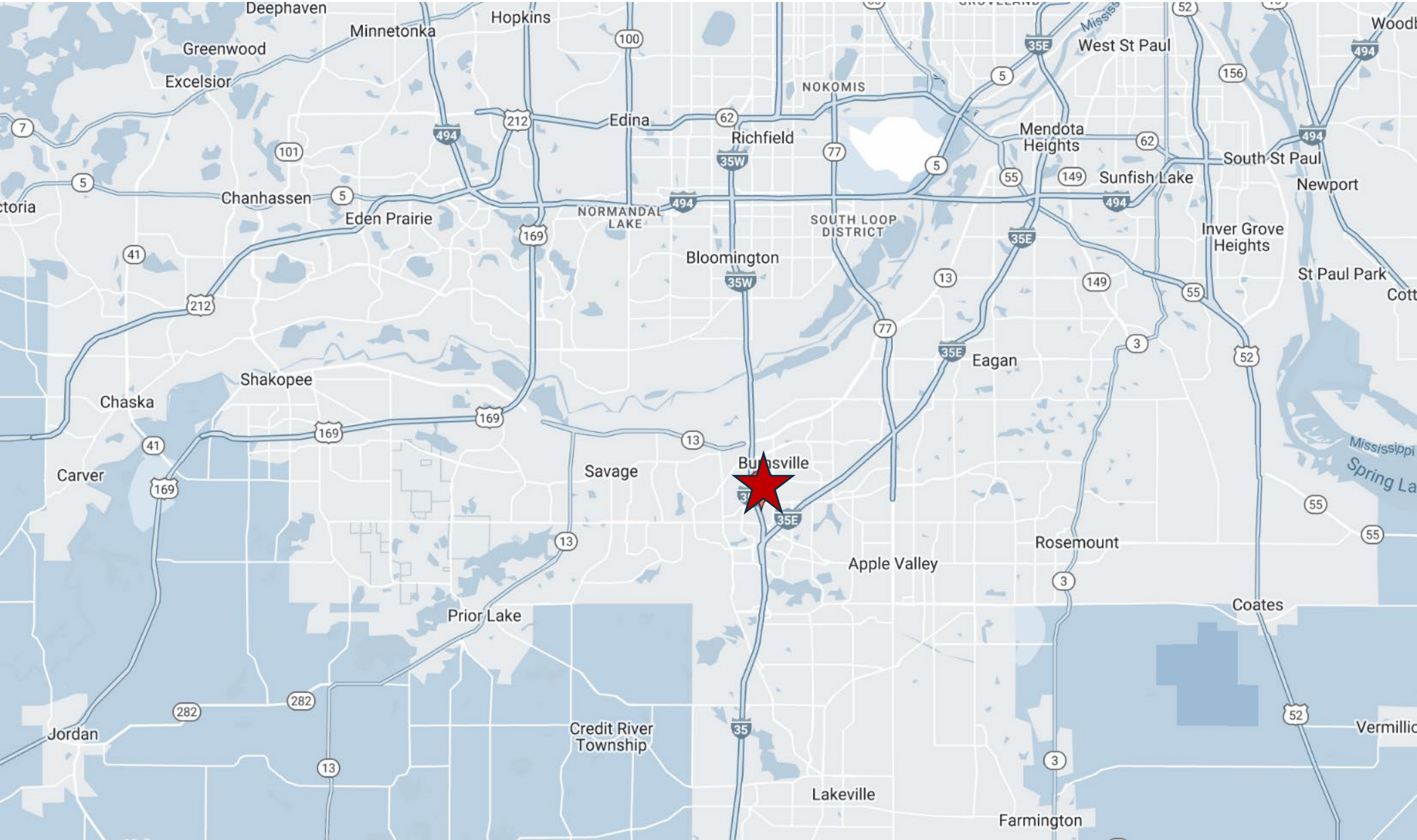
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