

SPIRIT POINTE- SUITE 110

16106 PILOT KNOB ROAD STE 110, LAKEVILLE, MINNESOTA

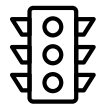


AVAILABLE

END CAP/
DRIVE-THRU
2,200 SF



SECOND- GEN
CAFE SPACE



SIGNALIZED CORNER
PILOT KNOB RD & 160TH ST W



SERVING DENSE LAKEVILLE
RESIDENTIAL TRADE AREA

JESSICA KEEFE | 612.290.7195 | THIRTY EIGHT PROPERTIES, LLC
RICK PLESSNER | 612.805.8885 | ENVISION PROPERTIES, INC.

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AERIAL & TRAFFIC

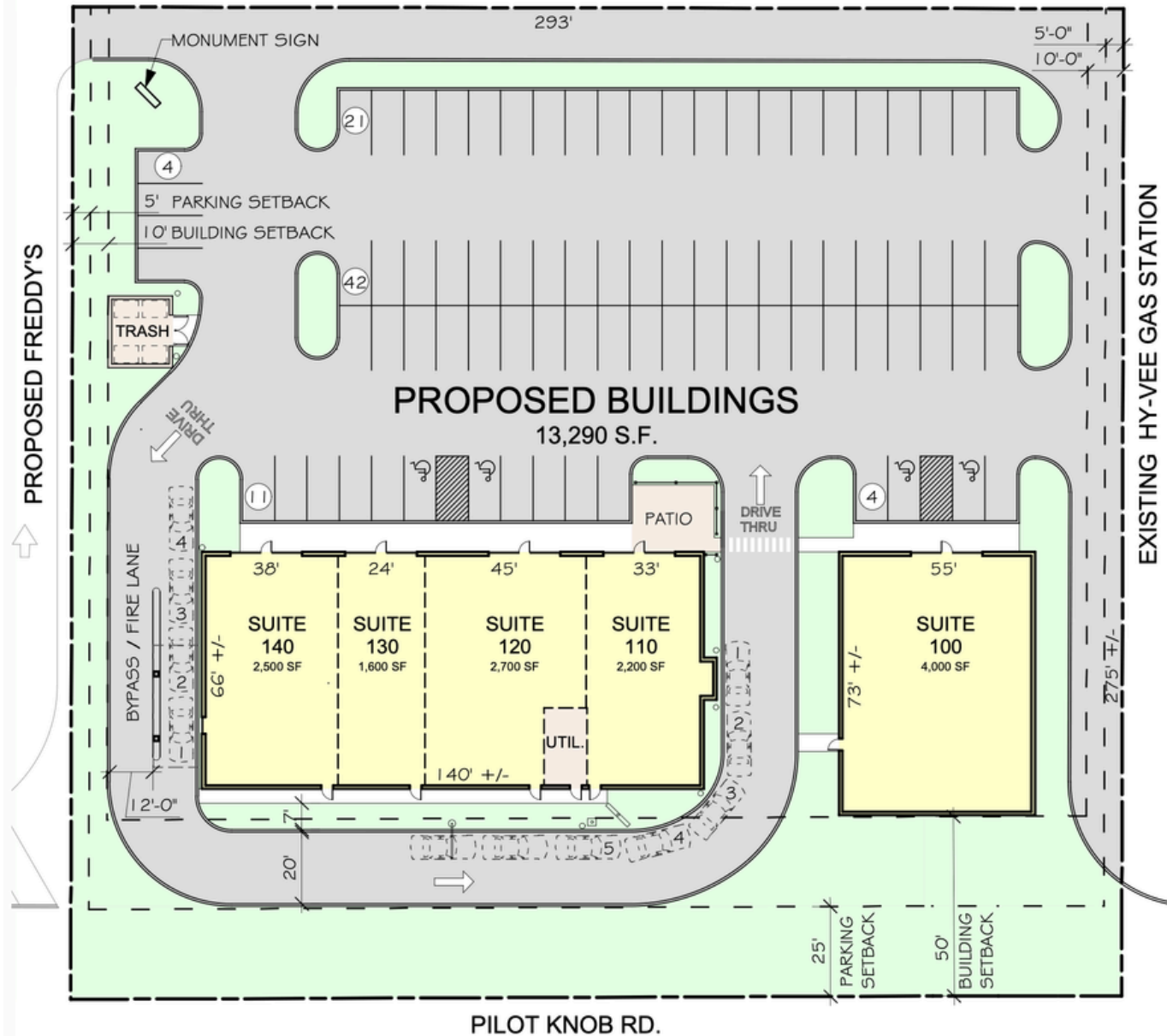
INTERSECTION OF PILOT KNOB ROAD & 160TH STREET WEST

REALTY ELITE



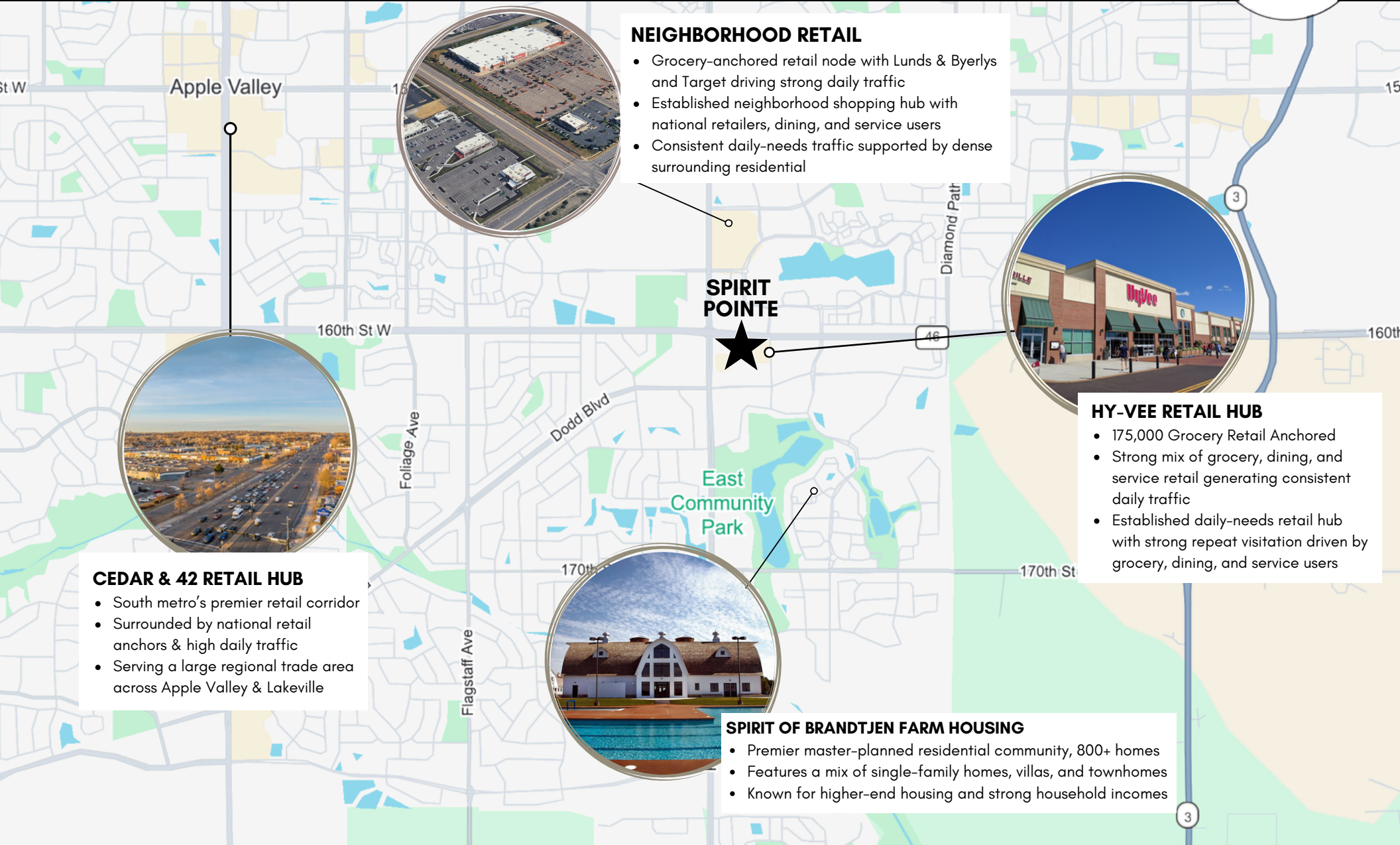
SITE PLAN

+/-13,000 SF



AREA OVERVIEW

CURRENT & FUTURE EAGAN DEVELOPMENT



NEIGHBORHOOD RETAIL

- Grocery-anchored retail node with Lunds & Byerlys and Target driving strong daily traffic
- Established neighborhood shopping hub with national retailers, dining, and service users
- Consistent daily-needs traffic supported by dense surrounding residential



HY-VEE RETAIL HUB

- 175,000 Grocery Retail Anchored
- Strong mix of grocery, dining, and service retail generating consistent daily traffic
- Established daily-needs retail hub with strong repeat visitation driven by grocery, dining, and service users

SPIRIT POINTE



SPIRIT OF BRANDTJEN FARM HOUSING

- Premier master-planned residential community, 800+ homes
- Features a mix of single-family homes, villas, and townhomes
- Known for higher-end housing and strong household incomes

CEDAR & 42 RETAIL HUB

- South metro's premier retail corridor
- Surrounded by national retail anchors & high daily traffic
- Serving a large regional trade area across Apple Valley & Lakeville

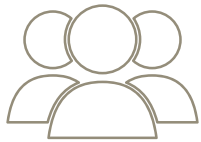


2025

DEMOGRAPHICS



POPULATION



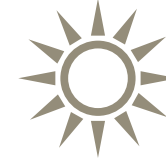
5 MIN-- 35,054
10 MIN-- 122,570
15 MIN-- 231,612

AVG. FAMILY SIZE

3.24



DAYTIME POPULATION



5 MIN-- 21,390
10 MIN-- 90,566
15 MIN-- 184,130

OWNER OCCUPIED

79.4%



AVG. HOUSEHOLD INCOME

5 MIN-- \$147,821
10 MIN-- \$145,286
15 MIN-- \$143,629



AVG. HOME VALUE

\$454,403



TAPESTRIES

1. BOOMBURBS
2. PROFESSIONAL PRIDE
3. MODERN MINDS



MEDIAN AGE

37.3



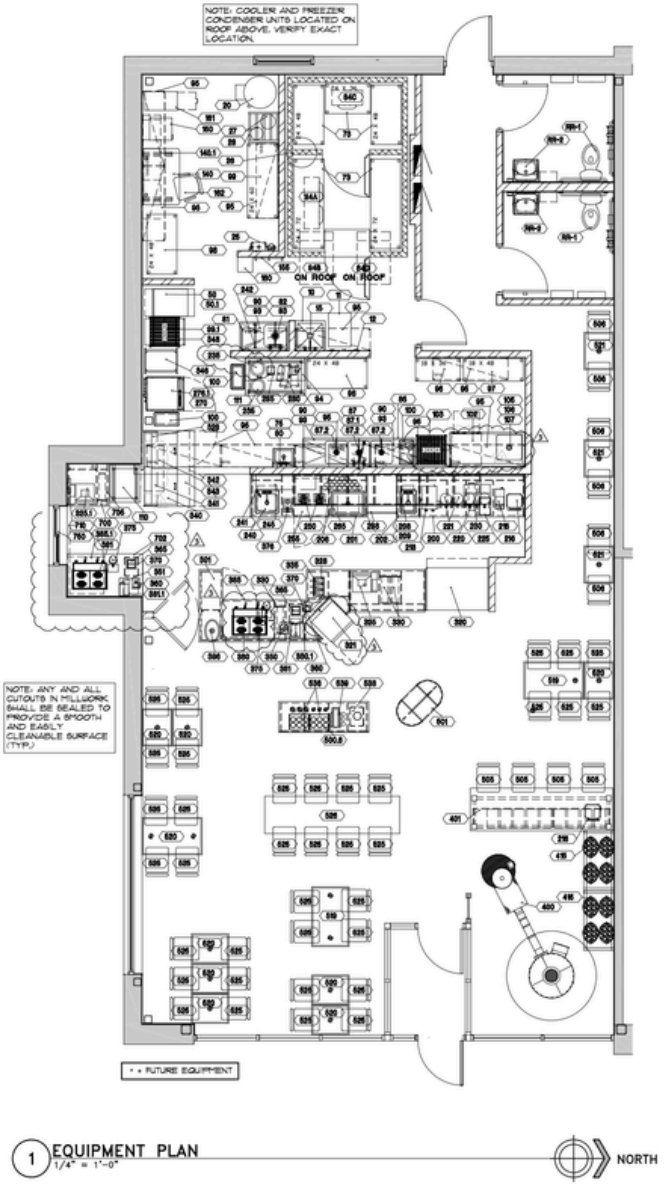
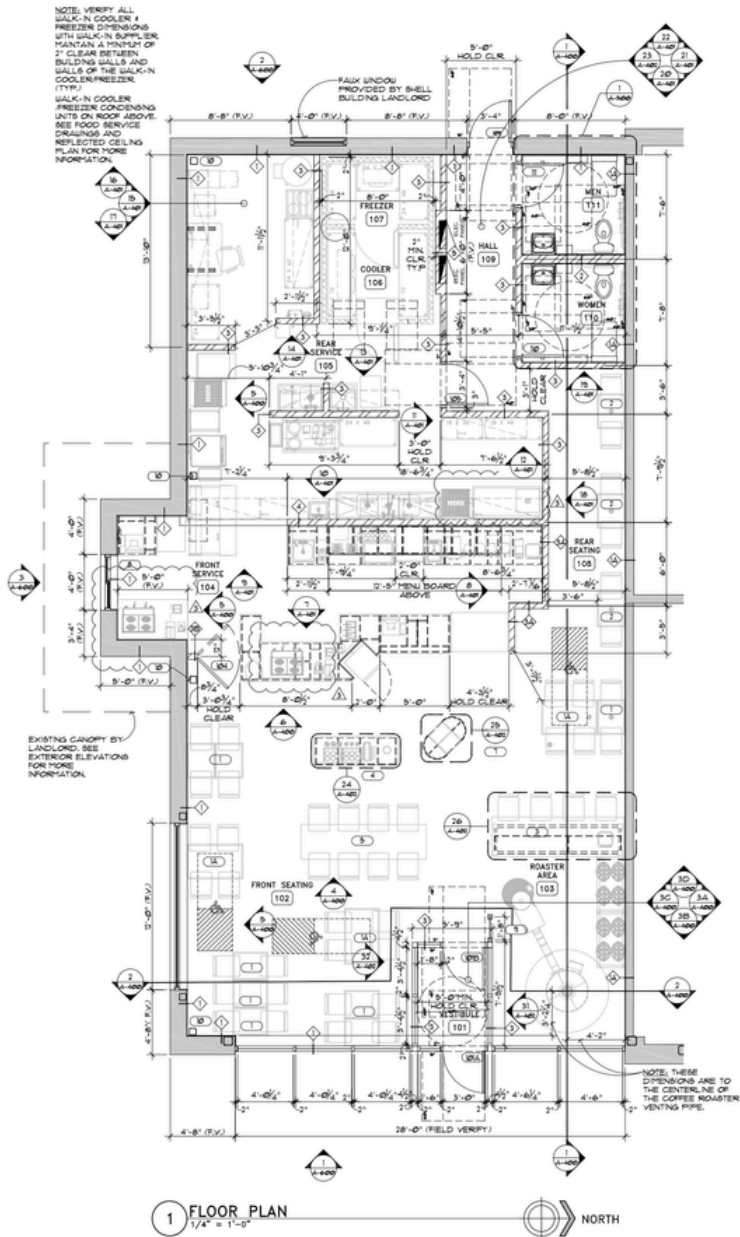
POPULATION BY GENERATION

- GEN Z-- 20.4%
- MILLENNIALS-- 23.0%
- GEN X-- 21.6%
- BABY BOOMERS-- 14.0%



FLOORPLAN

+/-2,200 SF



PHOTOS

+/-13,000 SF BUILDING



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