



Christianson & Company Commercial Real Estate Services

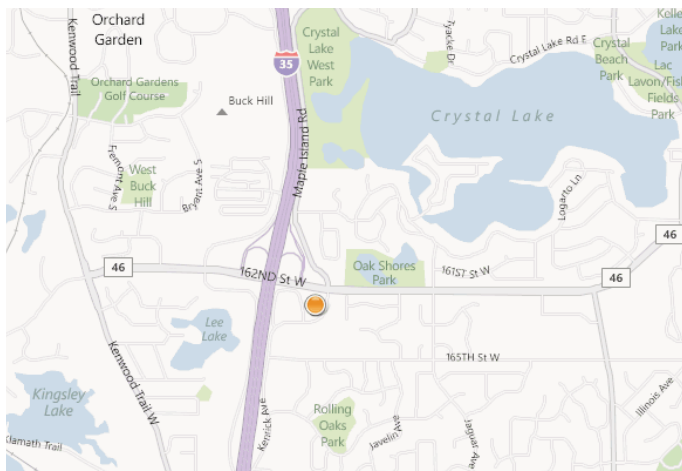
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention

FOR SUBLEASE



KENRICK COMMONS 16331 KENRICK AVENUE | LAKEVILLE, MINNESOTA

- Busy neighborhood center off I-35 & County Road 46 in Lakeville
- 6,000 sf available for sublease; demisable to 1,200 sf
- Population within a 3 mile radius is 60,315
- Average household income within a 3 mile radius is \$103,775
- Pylon signage available
- Could be additional 5,000-7,000 contiguous sf for fitness facility, grocery, restaurant, childcare center, medical clinic or other retail uses
- Rates are negotiable - tenant is motivated
- Taxes & CAM are approximately \$9.33
- Co-Tenants include Starbucks, Fantastic Sams, Fitness 19, TranSpa Nails, John's Tailors and Linwood Pizza



For More Information

Laura Gill
612.310.5399
laura@christiansonandco.com

Lisa Christianson
952.393.1212
lisa@christiansonandco.com

KENRICK COMMONS
16331 KENRICK AVENUE | LAKEVILLE, MINNESOTA



Traffic Counts:

I-35 - 85,000 vehicles per day

County Road 46 - 32,500 vehicles per day



All information is from sources judged to be reliable, however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior to sale or lease and withdrawal from market without notice.